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INTERNATIONAL

Stunning 4200 sq Ft Family Home to be built at Winter Park



Family Homes at Winter Park

Working with a local Developer who has built over 300 homes in their 30 year history, we are pleased to announce the release of a wide selection of stunning detached homes, to be built 7 minutes in the car from the amazing mountains that make up the Winter Park ski domain.

This 3600 sq ft finished (4200 sq ft total), custom home to be built, comprises, 4 large bedrooms, 4 bathrooms, office, grand dining area leading to large Great room, vaulted wooden ceilings with trunk beams, multiple fireplaces, garage, high spec kitchen with subzero and wolf appliances, separate breakfast area, granite surfaces and in floor radiant

The above Custom Home was completed last Fall at a :

Price of \$1.2 million dollars excluding land (see further in this PDF)

This price includes all landscaping, paving, septic and design



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The 4200sq ft (total) Family Home

Stunning interiors with unmatched attention to detail and quality craftsmanship the developer uses his own carpenters to perform the rough and finish carpentry.

Employing the most up to date and latest technology throughout and refined building systems for improved energy efficiency and subsequent "green" buildings, clients are able to view their ongoing construction via their own secure web page

This 3600 sq ft finished (4200 sq ft total) custom home will comprise:

- . 4 large bedrooms with en-suite bathrooms and dressing areas
- . Stone fireplaces in many of rooms with stone chimneys and wood mantels. Both wood burning and gas appliances fitted.
- . Large Great Room with stone tile floor and wooden vaulted ceiling ,
- . Laundry and Mud Room
- . Spacious office should you wish to work from your second home
- . Top end luxurious kitchen with granite work surfaces, Subzero and Wolf appliances, central kitchen workstation
- . Separate recessed breakfast area,
- . Grand dining area leading to Great Room
- . 4 bathrooms throughout the home all with granite surfaces and slate floors
- . Large wide, spacious deck on the front of the Custom Home to take in the magnificent views.,
- . Genuine stone exterior veneer
- . Garage
- . In floor radiant heat.
- . Super insulation for Greener energy efficiency
- . Slate floor in Vaulted Entry / Hall

Plans and building specification will be discussed on-site with the Developer when you visit.



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The 4200sq ft (total) Family Home





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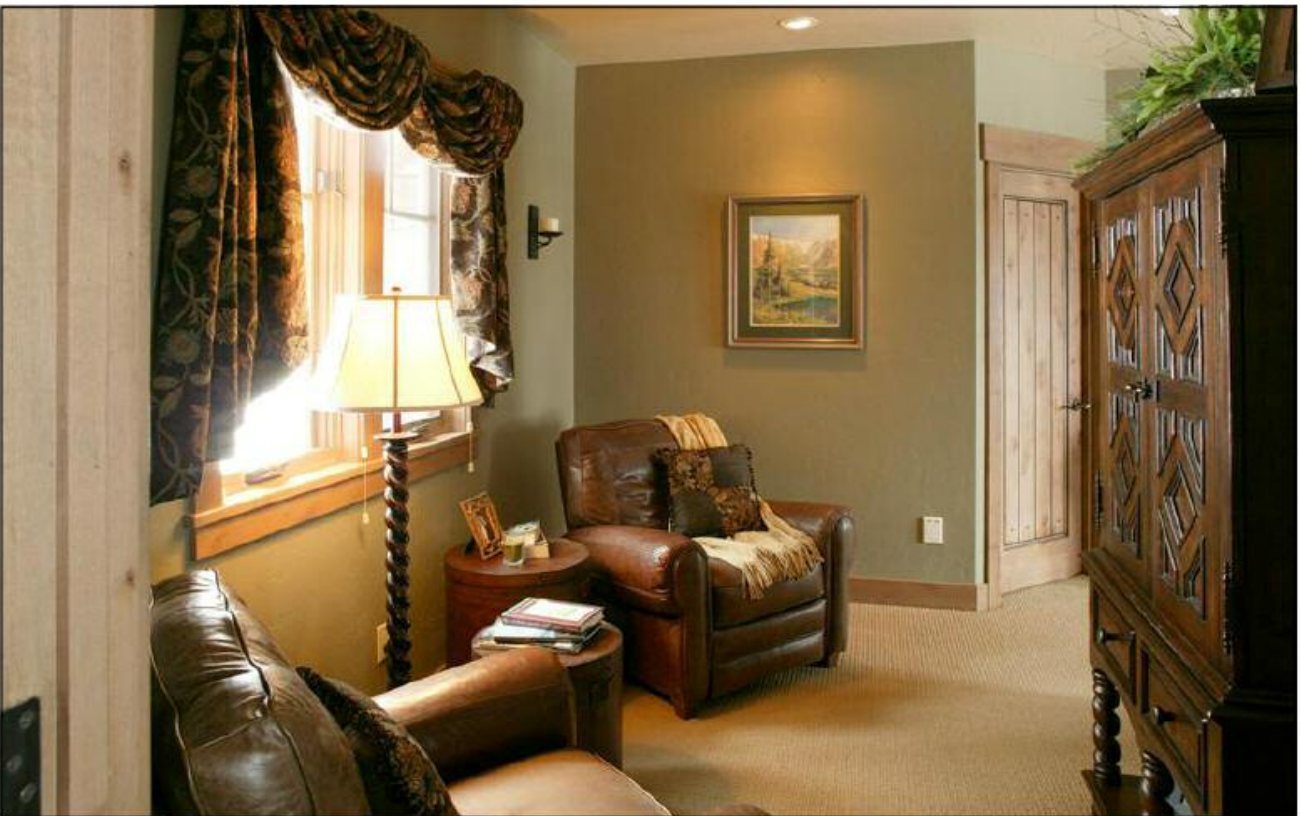
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Land

The land parcels on the following pages show a small selection of those available in the 750 acre wooded, master planned community carefully designed to conserve the pristine natural features of the land while creating a vibrant resort community offering a mix of year-round and seasonal activities. Located 7 minutes from the base of the mountain, prices range from \$310'000—\$1,000,000.

\$390,000 1.149 acres



\$330,000 0.56 acres



\$440,000 1.001 acres



\$905,000 0.675 acres





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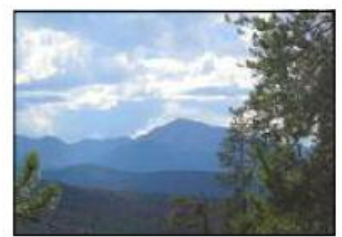
\$405,000 0.819 acres



\$1,000,000 0.969 acres



\$1,000,000 0.801 acres



\$410,000 1.033 acres



\$310,000 0.799 acres





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\$490,000 0.879 acres



\$555,000 1.926 acres



\$625,000 2.278 acres



\$805,000 0.955 acres



\$580,000 0.678 acres





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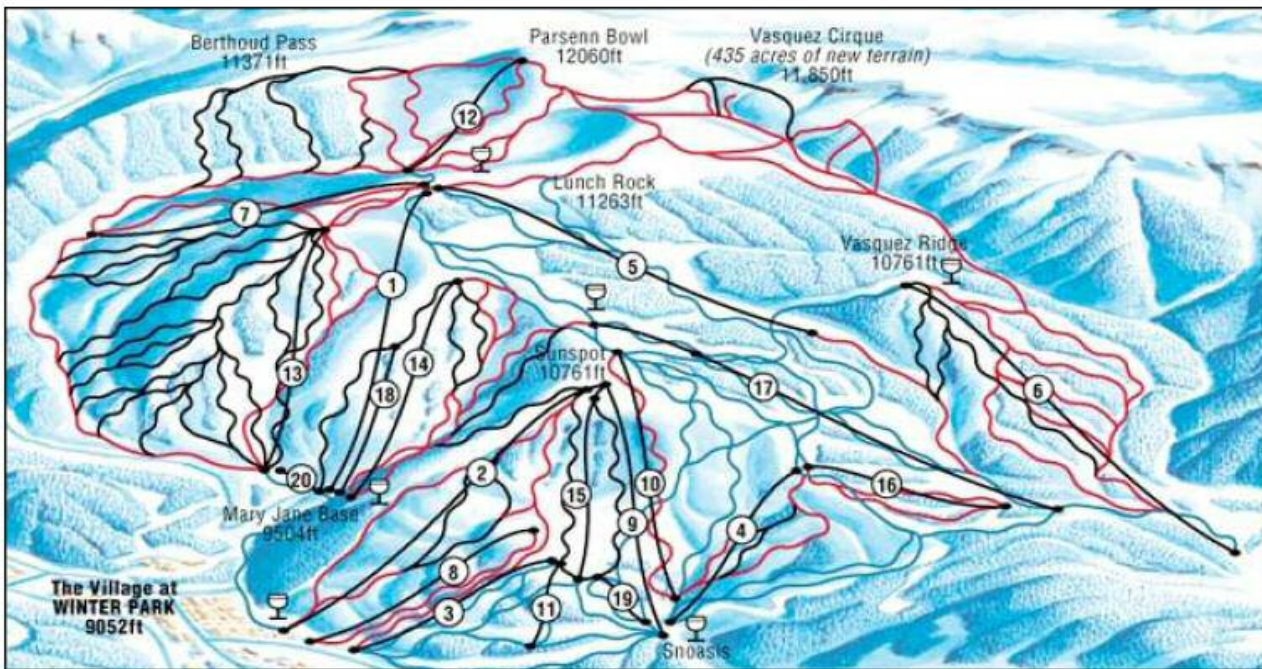
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\$370,000 1.054 acres



The Skiing

Winter Park, high in the Colorado Rockies is the closest major ski resort to Denver. Well known for its moguls, excellent powder, impressive snow record and the largest collection of extreme off piste skiing its the third largest resort in the state. There are over 3000 acres of interconnecting skiing available across 5 mountains including a high alpine bowl, provide an excellent range of terrain for all abilities. A regular shuttle service, free with the lift pass, connects the surrounding towns to the ski area.



Winter Park has provided Americans with an amazing ski area for many years which they have successfully kept to themselves. But now the secret is out and Winter Park has joined the ranks of Colorado's premier ski resorts sought out by British skiers and boarders.

With ski lifts to 3650m and a base of 2750m the resort boasts an average snowfall of 365 inches of snow a year guaranteeing a regular supply of fresh powder, is snow sure and open from before Thanksgiving till the end of April.



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There are 25 lifts in operation linking the mountains and the longest run is currently 5.1 miles. Parsenn Bowl was added recently, a huge expanse of above-treeline skiing heading down into pretty glades, all accessible via the new Treeline lift, which reaches a giddy 12,060ft and gives spectacular views. While the unpretentious feel of the resort appeals to boarders, and the resort looks after them. Facilities include a half-pipe with a pumping sound system under the Eskimo Express, and two terrain parks with every kind of jump, rail and kicker.



◇ A huge selection of other ski resorts are close by including:

- Sol Vista—Less 20 minutes
- Copper Mountain—hour 10 mins
- Breckenridge—1 hour
- Beaver Creek—1 hour 30 mins
- Veil—1 hour 30 mins
- Keystone—50 mins
- Steamboat—1 hour 15 mins
- Arapahoe Basin—1 hour (ski till June)
- Loveland—45 mins (ski till June)
- Telluride—4 Hours
- Aspen—3 hours



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The lifts of Winter Park remain open all year round, making the resort a 4 season destination for hiking the many hundreds of kilometres of trails and footpaths. It is also recognised as one of the premier destinations for mountain biking with trails for all skill levels.

The area around Winter Park is also world renowned for its fishing along the Fraser River and this was the favourite haunt of the 34th US President Dwight Eisenhower who used to frequent the area on many an occasion to relax. Alternatively why not head to one of the lakes in the area to try your luck or go for a swim



If you love golf, Pole Creek's 27 hole course is only 15 minutes from the Winter Park village. Among its accolades it's been voted the number one course to play in Colorado, one of the top 75 public courses in the USA and for 4 years running the Four Star Places to Play.

Colorado is famous for its ranches and cattle. If you fancy a spot of horse riding, cowboy style there's plenty of choice. Why not try a spot of ranching at the same time.

If you're looking for a change of scenery then the Rocky Mountain National Park is only 30 minutes away or if you fancy a spot of retail therapy then Denver is home to one of the largest Shopping Malls in the USA.



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Other Sample Family Homes For Sale

The following homes are just a few other examples of some of the properties built by the Developer and are meant as a guide to what you can achieve. Working with him and knowing your budget you can specifically design your own be-spoke home to meet your needs.

If you like one of the homes below then sizes can be altered to suit budget also.



This 4696 sq ft finished (5298 sq ft total) custom home to be built, comprises 5 spacious bedrooms, 5 bathrooms, his and her offices, large open plan kitchen, dining area, great room, laundry, mud room, bar/recreational room, 2 car over sized garage, large decks, multiple wood burning and gas fireplaces with stone chimneys and wood mantels, wood /stone flooring throughout. **Price \$1.5 million excluding land**



This 3812 sq ft finished (4800 sq ft total), custom home to be built, comprises, 4 large bedrooms, 4 bathrooms, large family room, great room, laundry, mud room, large wrap round decks, high vaulted wooden ceilings, with wooden joists, high spec kitchen with subzero and wolf appliances, granite surfaces, garage, super insulation and in floor radiant heat. **Price \$1.1 million excluding land**



This 4500 sq ft off plan custom home comprises, 3 large Master Suites each with their own private fireplace, large family room, great room, laundry, mud room, office, 4.5 bathrooms, additional 2 stone fireplaces, large private vaulted decks, terrace, genuine stone exterior veneer, high spec kitchen with subzero and wolf appliances granite surfaces and in floor radiant heat. **Price \$1.4 million excluding land.**



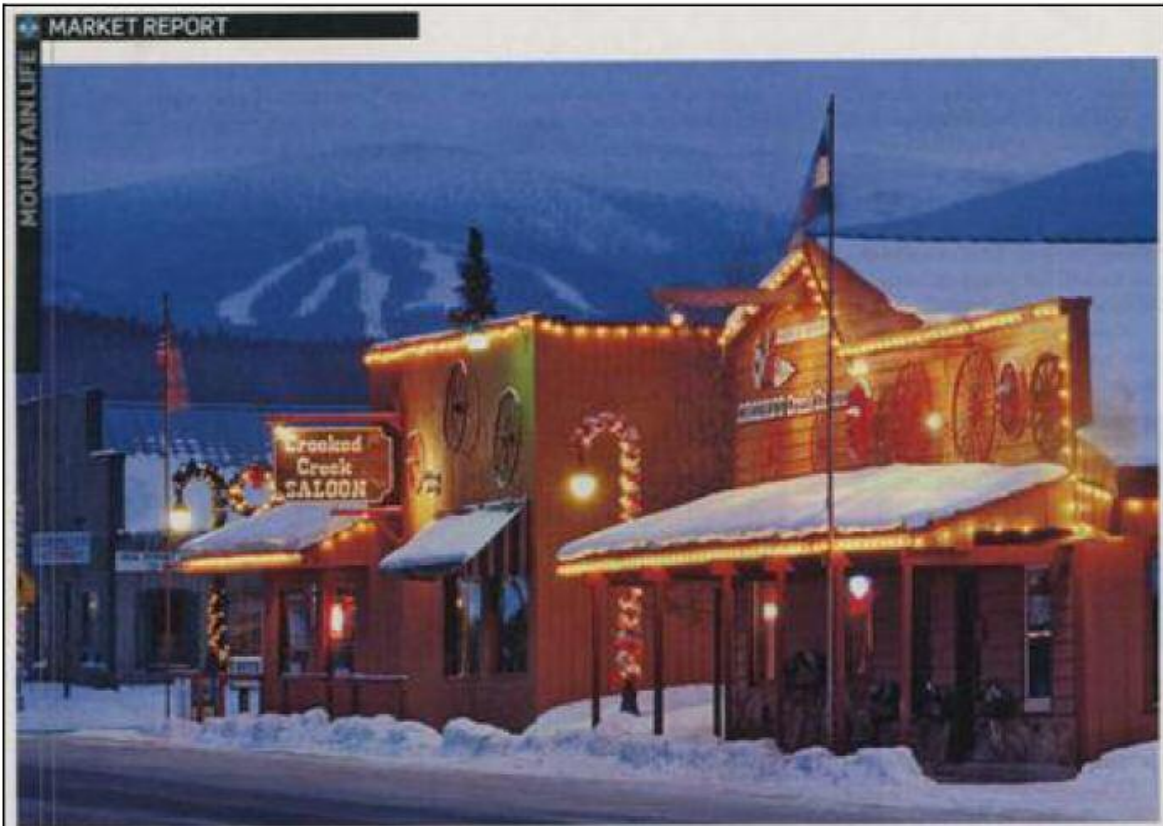
This stunning 7128 sq ft (9173 sq ft total) custom home to be built, comprises 6 bedrooms, 7 bathrooms, large family room, great room, laundry, mud room, office, wood burning and gas stone fireplaces, hand hewn timbers, high vaulted wooden ceilings, stone exterior veneers, full high spec kitchen with subzero and wolf appliances granite surfaces and in floor radiant heat. **Price \$2.6 million dollars excluding land**



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Press



Winter Park, Colo.

A longtime local secret is out: Denver's local mountain might soon become one of ski country's favorite homes away from home. **By Ken Castle**

T O THE MISINFORMED, WINTER PARK IS A LOCAL'S ski area (it's owned by the City and County of Denver) with no shopping, no nightlife, no big-name hotels and no airport to host direct commercial flights. To those in the know, Winter Park is a skier's mountain with an unpretentious town (two miles from the slopes), innovative learn-to-ski programs and the closest proximity to Denver—67 miles—of any major resort in Colorado. Although it's blessed with big-league terrain—including the vaunted Mary Jane peak—and has been known to log more than a million skier visits a season, Winter Park has suffered from a minor-league reputation among out-of-state skiers.

A few years from now, those same skiers might wonder why they didn't tap into local wisdom and invest when real-estate prices hovered around \$300 a square foot. Prices, while steadily appreciating at around 15 percent a year, are still reasonable enough to include a decent selection of properties under \$500,000. Today's skeptics might soon be marveling at the upgraded base village, with its new restaurants and boutiques, along with mountain improvements expected to reach \$50 million, including the Eagle Wind triple chair and seven advanced to expert trails that opened this season in Parsenn Bowl.

On the heels of the November 2006 completion of the Berthoud Pass Mountain Access Project—which widened the once-dizzying switchbacks on the route from Denver—Winter Park unveiled the first phase of its 10- to 15-year build-out. Intrawest, which manages Winter Park, is spearheading the project.

SNAPSHOT
 WINTER PARK AND FRASER VALLEY
 Year-round population 1,612
 Median price of a home \$550,000
 Annual taxes on median-priced property \$2,100
 Number of homes sold in 2005 533
 Listing of homes/condos at press time (not including new projects) 150
 Access Denver International Airport, 1 hour and 45 minutes by car





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PARK SERVICE Known best for its cold-season action, Winter Park is a four-season playground.

Though Intrawest recently changed hands, new owner Fortress Investment Group is bullish on Winter Park's future, according to resort vice president and general manager Gary DeFrance. "We have 162 acres of undeveloped land at the base, and Winter Park is the last world-class mountain in North America to get a village," he says. "As a result, this village will reflect the lessons learned at other resorts. It will have a lower profile with a smaller, more sustainable mix of restaurant and retail spaces." Also, says DeFrance, the ski area and the town are considering future collaborations, such as a town-to-mountain gondola.

Two residential offerings now under construction are Fraser Crossing and Founders Pointe, together representing 194 units, from studios to one-, two- and three-bedroom condos, expected to open for the 2007-08 season. The buildings are already more than 80 percent presold, with a handful of units remaining. But given the preference among buyers for larger floor plans, the predominance of small units in these projects is not what the market is demanding right now.

The "Winter" part of its name can be a misnomer. The town and the resort offer activities year-round, making this a four-season destination that attracts visitors for its four (soon to be five) golf courses, its flyfishing streams, Colorado's largest lake (Grand Lake), festivals and events.

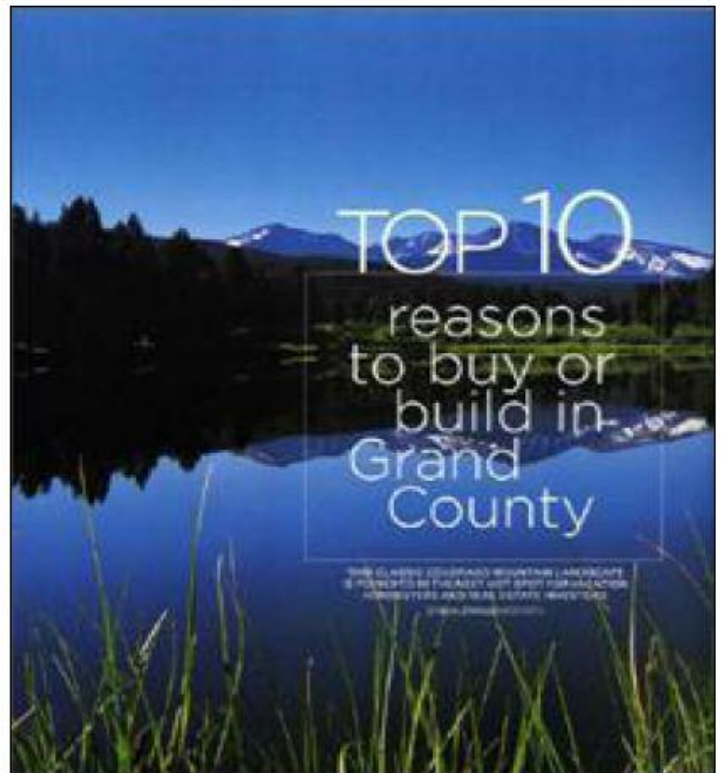
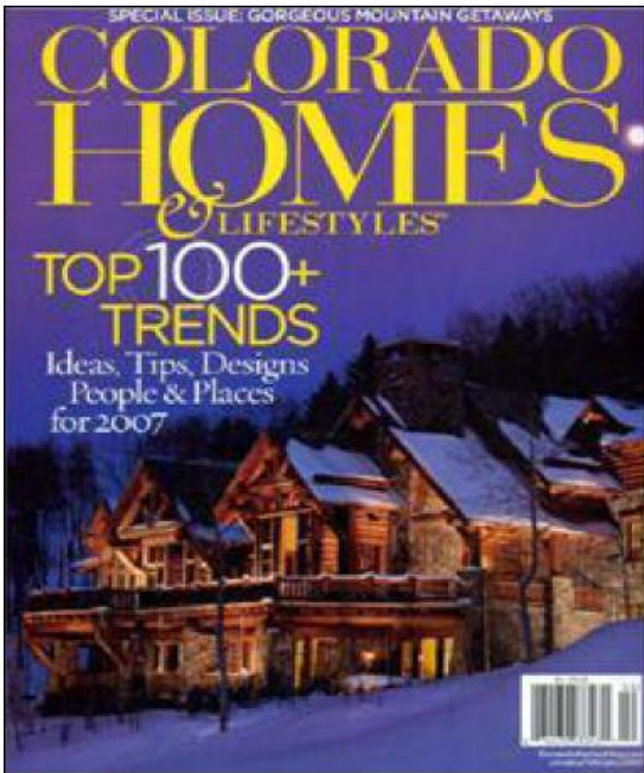
Investors should look at the big picture,

That picture is growing ever bigger, and optimism abounds that the resort and the town are finally ready, if not long overdue, for the national limelight. ♦



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FROM THE HIGH PLAINS of the Colorado River Valley in the west to the alpine forests in the east, Grand County's classic landscape has charmed visitors and residents for more than two hundred years. Ute and Arapahoe tribes once frequented the area's hot springs and the deep body of water they called Spirit Lake, named for its morning fog. In the 1800s pioneers ventured over the high mountain passes to settle as farmers, loggers and ranchers. In the 1900s, more residents and tourists came to the picturesque county in northern Colorado. Today, a new wave of settlers is pouring into Winter Park, Fraser, Granby, Grand Lake and Kremmling to ski, hike and bike the mountains as well as to

To satisfy the growing demand for housing, most of which is in the second home market, new developments have been built in the past few years, as the county's open spaces, proximity to Denver, world-class recreation and relatively cheap land prices have caught the eye of real estate developers as well as vacation home buyers. If you are looking for the next successful area in the mountains look no further than Grand County explains Jerry D. Jones. His company is the master developer behind the upscale Orvis Shorefox subdivision planned for Granby as well as the Grand Elk subdivision nearby. "People say they want a place that is reminiscent of what Colorado used to be and that is Grand County—wide open spaces, expansive views and tons of



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amenities," says Jones, who is also a veteran Colorado ski resort executive. Here are 10 reasons to buy or build a home in Grand County today.

97 OUTDOOR FUN. The wealth of world-class recreation in the midst of beautiful terrain is the county's main draw. Snow lovers can ski or board at Winter Park Resort, cross-country ski at the Nordic center down the valley or snowmobile. Warm weather means mountain biking down steep slopes or hiking and camping in Rocky Mountain National Park, Arapaho National Forest, the Indian Peaks and Vasquez wilderness areas, or any of the other public lands that comprise a majority of the land in the county. Fly fishing on the Colorado River or golfing at pro-designed courses are also favorites.

98 CHOICE. From the 1,500 condominiums and townhomes scheduled to be built at the base of the Winter Park ski area to new subdivisions near Kremmling and Tabernash, the choices for vacation, retirement or investment properties have never been greater in Grand County. Existing developments such as the luxurious Trademark condominiums near the base of Winter Park, Cornerstone, the upscale Rendezvous cabins built by Denver's Koebel & Co. between Winter Park and Frasier, and the more modest, older condominium projects in Winter Park such as Hi Country Haus are examples of available choices. ▶

99 APPRECIATION. The average home sale price in the county in 2006 jumped 20 percent to about \$450,000, based on a representation of listings from the Grand County Board of Realtors. Average prices are up about 40 percent from 2003.

100 BEAT THE RUSH. Some 80 million baby boomers will retire in the U.S. over the next decade. Not all of them will end up in Grand County, of course, but the county expects to see a continued influx of potential buyers in this relatively undeveloped patch of Colorado ski country. "Colorado's other resort destinations have matured," says Jones. "There is no property left and what is left is at astronomical prices. So Grand County is a bargain."

101 WINTER PARK RESORT. The profile of the area is being raised in part by the redevelopment planned by Intrawest for Winter Park Resort, the closest major ski area to metro Denver. Fraser Crossing and Founders Pointe, the first major residential offerings at the base of the ski area in almost a decade, are scheduled for construction this year. New shops and restaurants will follow in 2008. The focus will likely be on Colorado-style, family-friendly offerings.

102 BERTHOUD PASS TAMED. A century ago Berthoud Pass was threaded by a single stagecoach road that climbed to its 11,300-foot elevation before descending into Fraser Valley on its way to meet the train at Granby. Even after it was paved in the 1930s, the steep and winding road continued to intimidate with its hairpin curves and lack of guardrails. As of November 2006, this changed when an estimated \$76 million improvement project was finally completed just in time for ski season. The road has been widened to three lanes, and broad shoulders, concrete retaining walls and safety barriers have been added.



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103 THE GRAND LAKE YACHT CLUB

Water sports may not come to mind when you think of mountain recreation, but boating has a long and distinguished history in the county. Grand Lake, Shadow Mountain Reservoir and Granby Lake are host to a number of marinas and boating enthusiasts. In 1902, a few members of Denver's social elite founded the Grand Lake Yacht Club despite the challenge of transporting people and equipment over

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dirt roads and 10,000-foot-high mountain passes to the shores of the state's deepest natural lake. The rustic private club still stands on the north shore of the lake and hosts a national sailboat race each August. Alternatively, white water fans can test their skills in kayaks or rafts in the Colorado and the county's other fast-water rivers.

104 OLD WEST CHARM. Tourists and cattle continue to drive the economy today as they have for at least a century. The county is determined to preserve its Western heritage, including the many working ranches in its western portion. Local and national rodeos are still held each week in the summer. A half dozen dude ranches still operate in the area.

105 CONSERVATION. Open space is a natural resource that residents are determined to guard. "That is our number one master plan goal," says Debbie Campbell, director of planning and zoning for Grand County and a decade-long county resident. Some 75 percent of Grand County is already public land. Efforts to protect the working ranches that are part of the area's cultural history and that represent valued open space in the private sector are underway. Some say more needs to be done to ensure the county's open spaces and rural lifestyle are preserved.

106 SPECTACULAR FRONT DOORS. Like a mythical Shangri-La, Grand County is guarded by a ring of mountains, including the Continental Divide on its north and east sides. To enter, most visitors must ascend from Estes Park through the clouds via Miner's Pass in the Rocky Mountain National Park, over Berthoud Pass to the south or Rabbit Ears Pass in the northwest corner. Descending, drivers are treated to some of the best views in the state. More than ever, many are second-homeowners headed to their own slices of paradise. □



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9NEWS.COM Printer-Friendly Story

Fraser breaks ground on new \$270 million town center

posted by **Dan Boniface** Web Producer created: 1/8/2008 10:01:34 AM
Last updated: 1/8/2008 10:01:59 AM

FRASER - A Grand County developer will break ground Tuesday on a \$270 million town center. decrease font size
increase font size

Fraser is just north of Winter Park on US 40.

The Village at Grand Park will include 230 residential units as well as restaurants and retail space and about 200,000 square feet of commercial space.

The project will cover 10 city blocks and will also include a new recreation center.

Viewing the project

We would be very happy to make arrangements for you to meet with the Developer in Winter Park to discuss your Family Home.

All we need to know is when your coming and we'll arrange an agenda for you to visit sample plots, homes, and should you wish to proceed, arrange the legal aspects while your there and meet the architect to discuss preliminary plans.