Single Family Homes in San Miguel County (excluding Telluride, Mtn. Village, Ski Ranches, Aldasoro Ranch, and ALL Deed-Restricted Sales)

Date of Recording Legal	Area	Price	Bldg. Sq. Ft.	Bldg. Cost pe Sq. Ft.	r Lot Size	Land Sq. Ft.	*Land Value	*Adjust Bldg. Co per Sq.]	ost Y	Year Bdr Built	rs Baths Grantor	Grantee	Grantee Address	Lender	Loan Approx Amount Tax/Year
Mar 18, Lot 4, The 2011 Lakes at Carstens Ranch	Iron Springs Mesa Property Address 1155 High Bluff Dr.		4,458	\$185.06	57.42 Acres	2,501,215	\$344,520		Two story home built in '08; main floor (2542sf): master bdr/bath with jetted tub and steam shower, well-equipped kitchen with granite counters and tile stone flooring, dining room, half bath, and living room with woodburning fireplace; upper floor (1916sf): 2 bdrs with shared bath, game room/office, laundry, and 2nd half bath; covered rear deck (184sf) and large covered side deck (312sf), plus oversized attached 2-car garage (1154sf) with office on upper level; exterior stone and vertical wood siding, with wood shake roof; situated on 57+ acre homesite in subdivided area of Carstens Ranch on Iron Springs Mesa adjacent to The Bluffs; gently rolling terrain, with both trees and open meadow, year-round pond, and good mountain views; partially fenced with horse corral, livestock barn (960sf), and outdoor fire pit; two private wells and septic with year-round access via wide gravel road (NOTE: price reflects distress/short sale, and description based on best information available)	2008 3	3.5.5 Jeffrey & Kathleen Bush	Stacy Aplin	Box 665, Telluride, CO 81435 Reception 416992 Schedule 10422- 89310	_	\$3,200 Title Company Land Title
Mar 29, W2NW4NW4, 2011 Sec 20 (45-10)			3,006	\$234.86	20 Acres	871,200	\$158,700		Two story timberframe Farmhouse built in '08 with 3 bdrs/3 baths, hot water radiant heat, hardwood floors, antique wood ceilings, and surround sound, security, and high-tech systems throughout; main floor (1591sf): well-equipped kitchen with black granite counters and Thermador stainless steel appliances, dining room with two-sided woodburning fireplace open to outdoor dining area, media room with adjacent full bath, and living room with woodburning fireplace; upper floor (1414sf): 2 bdrs/1 bath, plus master bdr/bath with steam shower and woodburning fireplace, and open office area and flex room; large covered wrap-around verandah on three sides with outdoor woodburning fireplace, timber exterior with decorative shingle on upper level, and two stone chimneys; property included detached two story 2-car garage/barn (1120sf) built in '06 with upper floor (1120sf) converted to unfinished Caretaker Unit in '08; framed for 2 bdr/1 bath with rough electrical and plumbing; classic barn design with vertical barnwood siding and two covered side porches (320sf each) used as walkway and tack shed/storage; electric power, private well and septic; situated on 20-acre homesite on Horsefly Mesa with big views of Sneffels Range to S and Cimarrons to E; gently sloping terrain with mature aspens, some pines, gambel oak, and open meadow (NOTE: price reflects short sale)	2008 3	Share and	Richard & Mary Laubenstein	4144 Coye Rd., Jamesville, NY 13078 Reception 417138 Schedule 10400- 10261	_	\$2,480 Title Company Land Title

Total Number of Sales: 2

Total Dollar Value of Sales: \$1,531,000