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Buyer's Guide to choosing the right home for YOU in Summit County

Trying to find the best mountain property for your needs can be an overwhelming proposition. Here are some things to think about which will help us help you by making valuable recommendations and giving you all the information you need to make an informed decision.

Location, Location, Location

Although the resort and second home areas are different in many ways from a primary home market, this old saying still holds true. Each area of Summit County has its pros and cons, and within each town there are certain neighborhoods that have different qualities. At the end of this report is a general description of each area. Depending on your needs and desires, we can help you evaluate the location that works best for you.

Size

Of course you have an idea of what size property would be ideal for you. However, you probably also have a price in mind and any price range will mean you'll need to choose between a smaller place in a better location, or a larger place further from the ski resorts and towns. Take some time to think about how much space you really need to be comfortable, and whether space or location is more important to you. We often see people who want to buy a place based on the maximum number of people they imagine they'd like to have stay with them, when in reality they rarely have that many people in town. Consider purchasing the amount of space you will use most often, and when you do have extra people coming it is usually very easy (and much less expensive!) to rent a nearby condo or home for just those occasions.

Access to Activities

We all know that you and everyone else are here for the fun activities that Summit County has to offer. You'll want to consider how you and your guests will get to these activities. For example, if you plan to ski, do you want to be able to walk to the lifts, take a free bus, or do you plan to drive? In general the easier the access to skiing and other activities the more expensive prices are, but the more rental income you can receive.



Rental Potential

Renting your mountain home when you are not using it is a popular option for those who would like to offset the property's costs. There are many factors that go into how much rental income a home can generate, including access to skiing, size, location, condition and amenities. If rental income is a factor in your decision, we can provide you with experts who can give you all the details on potential rental income.

Maintenance

How much time do you want to spend on coordinating maintenance and bills for your home? You can choose anything from a condo where the Homeowner's Association (HOA) will take care of everything including utilities, to a single family home that will require your attention to all the details. No matter what your decision is, we can help by recommending the services that you'll need.

Amenities

The amenities available for a property can range from none to hot tub, pool, sauna, steam room, fitness room, clubhouse, parking garage, spa and ski valet. You'll want to think about whether any or all of these are important to you and your guests.

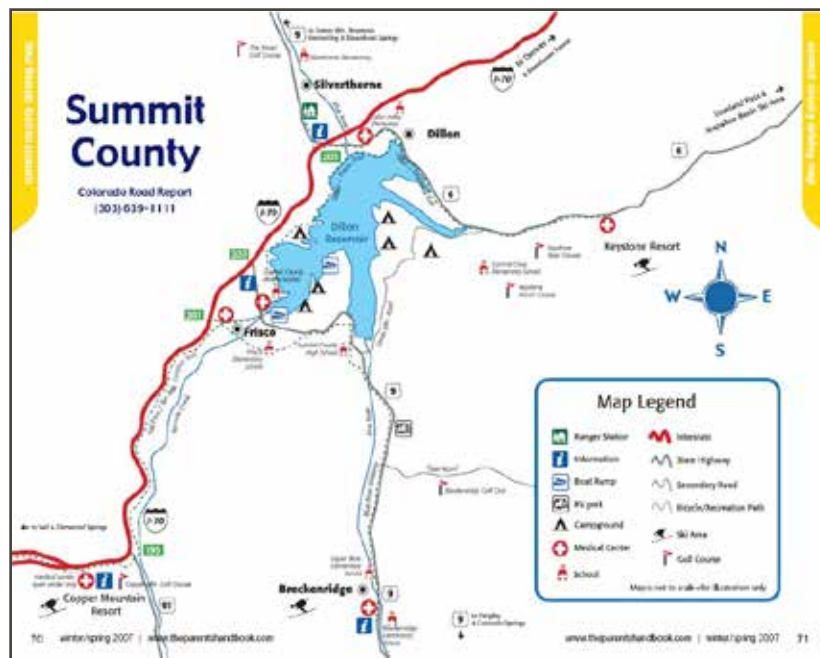
Lifestyle

When you imagine yourself at your ideal mountain property, what are you doing? Do you see yourself walking to coffee shops and being in the middle of all the activity, or do you see yourself relaxing on your deck with a mountain view and no one else in sight? Do you want to walk out your front door and strap on your skis at the lift, or do you want to go home after a day of skiing and feel like you are a million miles away from it all? There are a wide variety of properties available in the area and if you know how you'd like to spend your time, we can help recommend the best options.

What else do you want?

Most people can't truly afford the ultimate ski home of their dreams, but taking some time to think about what other options you'd like to have will help you narrow down your choices. For example, here are some factors to consider and decide if they are deal breakers vs. a bonus: Pets Allowed, Views, Garage, Underground Parking, Laundry in the Unit, Main Floor Master, Walk to Restaurants, Yard, Private Hot Tub, Deck or Patio, Elevator, Ample Parking, Updated Kitchen, Extra Storage.

Where Do You Want To Be?



Breckenridge

With a charming historic Main Street, a wide variety of shops and restaurants, and a worldclass ski resort at the edge of town, Breckenridge has a lot to offer locals and visitors. These qualities make it the largest, most popular, and most expensive area in the county. There is a free bus system that makes most areas of town easily accessible to the ski lifts. With several newer luxury developments, particularly at the base of Peak 8, Breckenridge will continue to be a premier destination and hold its value.

Frisco

Also a historic mining town, Frisco has a quaint Main Street with shopping and restaurants. From Main Street there is free bus access directly to both Breckenridge and Copper. Although it is not next to a ski area, Frisco has remained very popular due to its central location within the county and its reputation as not being as big and busy as Breckenridge.



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Copper Mountain

Copper Mountain has grown to be a very popular ski resort and draws skiers from around the world to its naturally divided terrain. Almost all of the properties in this small resort area are walking distance to the ski lifts and the two small villages with shops and restaurants. Properties range from small studios to large luxury homes on the ski runs and golf course.

Keystone

Keystone has also grown and improved over the years to become the third-most visited ski resort in North America. There are several distinct areas within the resort with different aspects and ages, all either walking distance to the lifts or served by the free shuttle to the slopes. Keystone has excellent year-round activities with almost as many skiers per year as Breckenridge. With a smaller rental pool and lower prices, Keystone offers great rental potential for the price.

Dillon

Dillon is centrally located to all Summit County activities, and is an affordable alternative to the ski areas. The core town area is right on the edge of Lake Dillon and is especially lively in the summer when locals and visitors enjoy the marina and outdoor activities along the lakeshore. Dillon Valley, bordered by I-70 and Route 6, is one of the most affordable areas within the county and is therefore occupied mostly by full time residents.

Silverthorne

Nestled between the Gore and Williams Fork Ranges, Silverthorne homes often have fantastic views. Although not as “walkable” a town as the others, this is a central location with a wide variety of properties ranging from very affordable condos to luxurious ranches and golf course homes. Much development is currently happening in Silverthorne so there are more new construction options here. North of town towards Kremmling is a great area for open spaces and large acreage properties.

Blue River

The area south of Breckenridge to Hoosier Pass is a great option for those who want a single family home in a secluded location. Within a few minutes of Breckenridge, the homes in this area are much less expensive than in town and with the right qualities can generate very good rental income.



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Everyone has different goals, budgets and ideas for their mountain home. The more thought you put into what you want, the easier the choices will be.

The bottom line is,
What is important to YOU?

We can help you get all the information and advice you need to make the best decision. Let us put our experience and market knowledge to work for you.

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