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*#23311 203 S. Commercial St.
3 bedrooms/2 baths*

*A Voluminous main living area highlights this fabulous home with sun, views and enormous potential for your mountain retreat. Exceptionally well built and maintained, this property is ready to move in to, or awaits your special touch.
\$329,000*



*#23321 311 Eder St.
2 bedrooms/1 bath*

*The original portion of this home dates to 1888 when it served as the hospital or doctors house of Rico. It was substantially remodeled and modernized in 1973 with plumbing, power and septic. The water comes from the West Rico well but can easily be tapped in to the town water system. Fantastic views, a huge lot and tons of potential add up to the extraordinary value of this property.
\$339,000*

*8 E. Soda Street
2 Bedrooms, 1 bath*

*This cute starter home has everything a first time homebuyer could need. It has been completely remodeled in recent years and meticulously maintained. Wood flooring, granite tile, Alder cabinets, custom trim work and solid wood doors are some of the features not typically found in other entry level homes.
Offered at \$289,000*



*#23310
101 Webster Way
2 bedrooms, 2 bath*

From this ranch-style home beautiful views of the surrounding mountains and soothing sounds of the Dolores River can be enjoyed year round without worry of looming remodel projects. This starter home was completely remodeled in 2006 including new appliances, woodstove, bamboo flooring, carpet, R-30 insulation, drywall and paint throughout. The front yard is landscaped with sod and delightful flower gardens. \$315,000

Real Estate Offered by
Barbara Turrin, Pioneer Properties
Box 207, 17 S. Glasgow, Rico, CO 81332

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#20988 201 Piedmont
2 bedrooms/2 baths

Rustic log cabin, built in 1995 with granite countertops, solid knotty pine cabinets, solid pine doors, Hurd Low E wood clad windows, aspen wood interior walls, two large sunny decks with views of the Dolores River and surrounding peaks. Private location with no homes on 3 sides and the river to the east.
\$290,000

#20057 462 Silverglance Way
4 bedrooms/3 baths

A beautiful brand new custom home in the upscale Silverglance neighborhood. Views, views, views and all the sexy appointments! Hardwood floors, travertine baths, stainless appliances, hammered copper sinks, vaulted ceilings, woodstove, oversized 2 car garage. A Telluride luxury home at a fraction of the price.
REDUCED! \$525,000

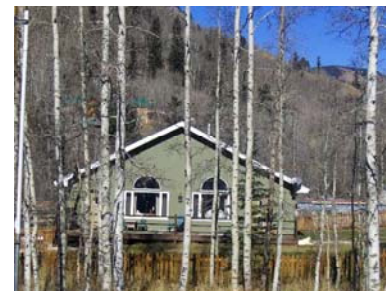


#21033 24 N. River Street
2 bedrooms/1 bath

This Victorian cabin has been warmly cared for and recently updated. Improvements include a new septic system, new furnace, new carpeting and updated plumbing. Inside features a slate and marble 3/4 bath, t&g aspen walls, vaulted ceiling and a real woodstove. A large fenced yard, heated shed and west facing deck complete the properties features. So close to Telluride and so affordable!
\$190,000

22051 102 N. Hancock Street
3 Bedrooms, 2.5 baths

This home blends low maintenance, energy efficiency and smart design for a superior mountain getaway or full time residence. A large kitchen, vaulted Great Room and tons of storage are just some of the surprises this property holds. The rare, oversized lot offers expansion or additional building potential.
\$515,000



#21280 131 Van Winkle Road, Rico
3 bedrooms, 2.5 baths, office, sunroom, 1/2 acre

This is an impeccably kept custom built home on a 1/2 acre high above Rico with captivating mountain views, end of the road privacy and an ample floor plan. Extras include a huge south-facing sun room, office, separate dining area, private guest bedrooms and lots of fine details. Do not miss this opportunity to acquire this truly special year round or seasonal residence.
\$665,000

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Tract 34, Atlantic Cable Subd., Rico

This is an extra large building site on the north east side of town. It gets lots of sun and the views are truly beautiful. A street in front and at the rear provide flexible access and building options. Offered at \$140,000



Lots 11 and 12 Block B, Piedmont Addition, Town of Rico
\$124,200

This building lot is a beautiful site on the north west side of town. Dolores and Telescope Peaks greet you with the rising sun, while the Dolores River lulls tranquilly below. This lot is subject to re-plat due to survey matters. May be purchased along with two additional lots for one superb home site at \$234,000.

#20775 115 N. Silver Street
3bedroom/2 bath, 1465 sqft.

This adorable historic home is ready for a young family or vacation home investor. Partially fenced yard, great mountain views, quiet, historic neighborhood just 25 miles from Telluride Ski Resort in beautiful Rico, Colorado.
\$275,000



#19602 Lots 3 and 4, Block 9, Town of Rico
5,000 sqft. Building site

Beautiful, sunny and private home site. Build up to 3,250 sqft. Within RLUC. Road is steep and privately maintained in the winter. Special Improvements District contemplated for road, improvements but not yet formed or assessed.

\$109,000

#21164 331 Silverglance Way
4 Bedrooms, 3 Baths, 1,800 sqft., plus 2 car garage

A superb floor plan highlights this contemporary mountain home. The main level consists of a spacious guest bedroom/full baths, a beautiful kitchen/dining/living area with vaulted ceiling, a cozy woodstove and a covered deck. The top level has two bedrooms and a shared full bath. The master suite is sheltered away in the lower level with a walk-out patio, luxurious bath with glass block shower, jetted tub and double vanity. Reduced from \$390,000 NOW \$375,000



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#21030 Unit C, Seven Peaks Townhomes
1 Bedroom, plus huge loft, 1 Bath, 1,200 sqft.

Fantastic starter home or vacation unit in beautiful Rico, just 28 miles to Telluride Ski Resort. Huge south facing windows with unbelievable views. Unit remodeled 2006 with new appliances, carpet, some wiring and plumbing. Quiet neighborhood of local families. See what you can do with all this volume!
NOW \$190,000

#20776 lots 11 and 12, Block 22,
Town of Rico
5,000 sqft. building site

Fabulous views, mature trees and sunny exposure. Quiet neighborhood in historic Rico. Flat topography makes building easy. Build within height, septic and setback requirements. Sewer service for Rico is planned for 2009. REDUCED.



#20987 Lots 15 - 20 Block 32 and Lots 15 - 20 Block 17, Rico
30,000 sqft. of developable land

Platted lots priced for development opportunity. 1 to 6 single family homes or a clustered townhome development with town approvals. The lots are nestled in the aspens on a benched hillside. Spectacular views, overlooking the historic mining town of Rico and the Seven Peaks range. Jump in on the last, best mountain town, yet to develop! REDUCED
Now \$449,000

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