



Western Skies Bed and Breakfast

Keystone, Colorado

Offered for Sale at \$1,365,000

Inn Matchmakers



2

About The Inn

This luxury lodge and cabin property is nestled among aspen and pine on 22 heavily forested acres in Summit County, Colorado, just four miles from the world class ski resort of Keystone. Guests feel as if they have truly escaped when they rise to blue skies over the majestic Rockies crisp mountain air and bright sunshine rising over their cozy retreat.

Western Skies Bed and Breakfast boasts three private studio cabins and four en-suite rooms located in the lodge. Each cabin includes a wood stove, mini-kitchen, TV/DVD/VCR, a CD player, queen-size bed and separate vanity area and bathroom.



Guest Cabin Exterior



Argentine Lodge Room

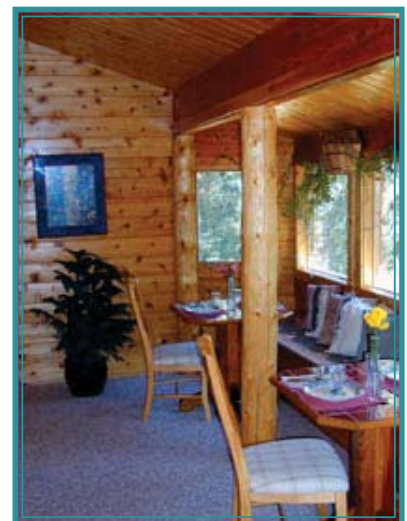
Exposed cedar log walls on the interior of the lodge enhance the warm, rustic atmosphere of this cozy B&B. Picturesque views seen from the common areas of the lodge include the roaring Snake River, a variety of indigenous wildflowers and other plant life, and snow-capped mountains. A hearty breakfast is served in the lodge each day.

The property and buildings are in prime condition, as many improvements have been made in recent years. In fact, a

fabulous new two-bedroom, two-bath owner's quarters with modern kitchen and comfy living room are perfect accommodations for a family.

The current owners report that approximately 40 percent of their guests are from Colorado. Ten percent or so come from Texas, and the remaining 50 percent arrive from other states and around the world. Close to 25 percent are return guests.

A four-season paradise, the Keystone area provides something for everyone to enjoy, both indoors and out. Adventures abound



Lodge Breakfast Room



3

year round for the whole family, including hiking and biking, fishing, golf, downhill and cross country skiing, and snowshoeing, to name only a few of the many recreational activities available.

Real estate prices have escalated dramatically in Colorado's ski areas, and most of the world class resorts are nearing top prices. Values in this part of the region have lagged a bit, positioning it as a real estate appreciation play. This property is not subdividable; however, it is sensibly priced and supports its valuation on the real estate alone.



Owner's Living Room



Owner's Kitchen



Owner's Bedroom



View From Deck



About Keystone



Located in infamous Summit County, Colorado, Keystone offers everything you could possibly desire for a memorable vacation. From its world class ski resort that includes daily night skiing and four-season activities to its diverse selection of restaurants and shopping, it's easy to see why this is one of the west's premier destination spots for visitors from around the world.

Summer activities include world class downhill biking at one of the most technical downhill courses in the nation, with hundreds of miles of single track and mountain roads. There's golf at Keystone Ranch, a course designed by Robert Trent Jones, and ranked by Golf Magazine as the #7 course in Colorado. Additionally, the River Course, designed by Hurdszan-Fry and ranked the #2 course in Colorado, affords spectacular views of the Gore Range and the Continental Divide as it meanders through wetlands and skirts the Snake River.

Additional summer activities abound: white water rafting, trout fishing, boating in Dillon Reservoir, horseback riding and terrific outlet mall shopping in nearby Silverthorne.

Keystone Mountain is known for its groomed, wide trails and designated slow skiing areas, perfect for families and beginners. Its North Peak boasts steep mogul covered runs and smooth cruisers that cater to the more advanced skier. The Outback at Keystone features gladed tree skiing to offer the adventurous intermediate and advanced skiers powder skiing long after the main runs turn to packed powder.

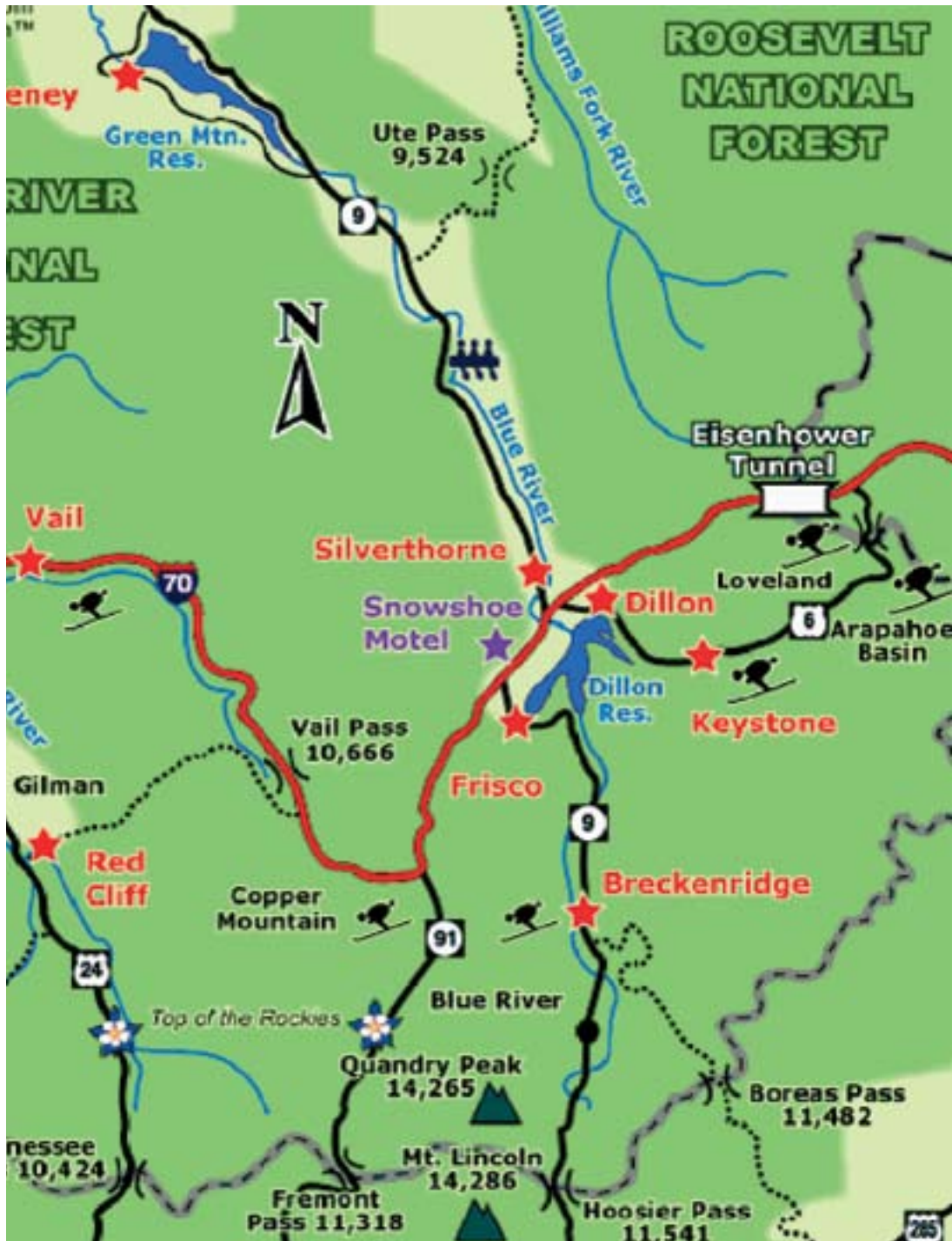


Two mountain villages, Keystone Village and River Run, offer an array of shopping and dining choices to suit any taste and every budget. And if you're looking for something a bit different to add to the memories, dining at Ski Tip Lodge or relaxing under the stars on a mountain sleigh ride may just be what you're looking for. Whatever is your idea of fun, you'll find it at Keystone.



5

Keystone and Surrounding Areas





Summit County: Demographics*

Located in the heart of the majestic Rocky Mountains and barely more than an hour west of Denver, Summit County is home to four major ski resorts and six incorporated towns. Arapahoe Basin, Breckenridge, Copper Mountain and Keystone Resorts are surrounded by the incorporated towns of Blue River, Breckenridge, Dillon, Frisco, Montezuma and Silverthorne. The area welcomes nearly 2,000,000 visitors per year and is the year-round home to more than 27,000 residents.

With its reputation as a national and international center for winter sports and outdoor recreation, peak seasonal population on weekends often swell to nearly 160,000 people. Monthly average population fluctuation indexes indicate that March has the highest seasonal population, with 147.4 percent of average occupation; May has the lowest with 54.1 percent of average.

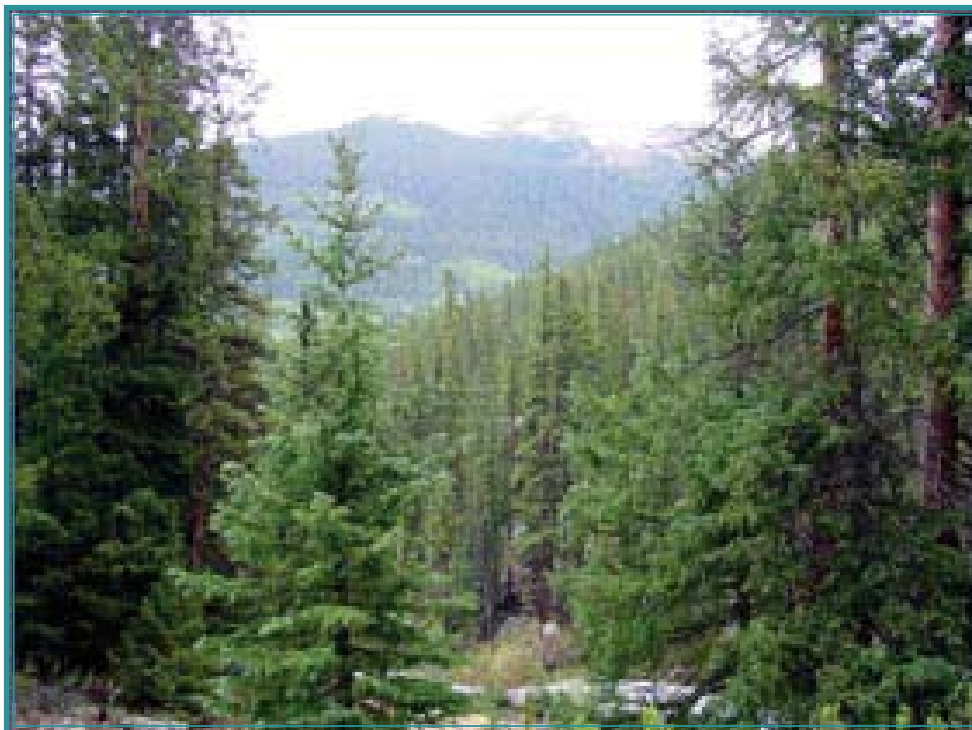
POPULATION	SUMMIT CO. Number	SUMMIT CO. Percentage	COLORADO Number	U.S. Number
Total population	23,548			
Square miles (land)	608.16			
Population square mile	38.72		41.47	79.56
GENDER	Number	Percentage	Percentage	Percentage
Male	13,697	58.2	50.4	49.1
Female	9,851	41.8	49.6	50.9
AGE	Number	Percentage	Percentage	Percentage
15 or younger	3,448	14.6	21.3	21.4
16-24	4,333	18.4	14.3	13.9
25-44	10,422	44.3	32.6	30.2
45-64	4,575	19.4	22.2	22.0
65+	770	3.3	9.7	12.4
	Number		Number	Number
Average age (years)	32.55		34.97	36.22

* 2000 U.S. Census



MEDIAN HOUSEHOLD INCOME BY AGE (1999 \$)	SUMMIT CO. Number	COLORADO Number	U.S. Number
Median household income	56,587	47,203	41,994
Householder under 25	35,814	26,037	22,679
Householder 25-34	52,630	45,635	41,414
Householder 35-44	59,560	55,597	50,654
Householder 45-54	76,545	60,649	56,300
Householder 55-64	63,125	52,249	47,447
Householder 65-74	47,614	34,493	31,368
Householder 75 and older	31,912	24,707	22,259

- Elevation: 8751 feet



Who We Are

Inn Matchmakers is one of the most active inn brokers in the country. Throughout the course of each year, hundreds of prospective inn buyers seek us out when in search of the Colorado hospitality property they dream about, a search that oftentimes spans a number of years. This can be very frustrating for many as the economics of inn ownership is changing, and our job is to help aspiring innkeepers gain a realistic sense of their options.

We do our best to stay on top of the market here in Colorado. By traveling the state in search of the perfect “match” for our aspiring innkeeper clients, we have seen much of the available inventory. And, because we know that finding the right property can be a long process, we’re committed to long term relationships with our clients, both prospective buyers and also with innkeeper owners.

There are well over 700 unique hospitality properties in the state at this time, and we maintain a database of the bulk of the available properties.

When properties are on the market, we often work collaboratively with a number of listing agents across the state so that we may offer our clients a broad selection of inventory to choose from. Over the years we have gathered financial and other information on many properties, and are therefore in the perfect position to assist aspiring innkeepers with their search. This can save innbuyers valuable time.



Recent Transactions

Representing Buyers

The Hardy House (renamed the All Aboard Inn), Georgetown
The Climbing Cub, Divide
The Sodbuster Inn, Greeley
2300 Downing Street, Denver
The Cascade Escapes (renamed The Blue Spruce Inn), Cascade
Willow Pond Bed & Breakfast, Grand Junction
The Ice Palace Inn, Leadville

Representing Sellers

The Hardy House (renamed the All Aboard Inn), Georgetown
The Cascade Escapes (renamed The Blue Spruce Inn), Cascade
The Ice Palace Inn, Leadville

Current Listings

The Galena Street Mountain Inn, Frisco
The Avenue Hotel, Manitou Springs
The Sodbuster, Greeley
The Western Skies, Keystone
2300 Downing, Denver
815 Spruce Street, Leadville
The Abriendo Inn, Pueblo

What Our Clients Are Saying About Us

“Roxanne and Becky did a fantastic job. We couldn’t have been happier with the way in which our transaction was carried out. They literally went the extra 350 miles to help us realize our dream. Their dedication didn’t end once the papers were signed, they have been a constant source of support and we consider ourselves lucky to have found them. We were never pressured, they wanted us to be happy with our purchase and were willing to stick with us until we found the right property. They work very well as a team, so you get twice the experience. They are the Lennon/McCartney of real estate...”

David and Laurie Lester, Innkeepers, Willow Pond, Grand Junction, CO

“After listing our inn for a year with a local agent, we were yet to have a SINGLE showing on our B&B. We had met Roxanne because had shown our property a couple of times before we listed with them. Because she and Becky have a steady stream of qualified buyers, our property was shown much more often. Becky and Roxanne did a great job of interviewing prospective buyers beforehand so that only those who had a clear understanding of the inn and the area, and who were qualified to finance the property were shown the inn. The way they approached the job of selling the property saved us a lot of time and effort. Financing was another area where the team’s experience was important because they knew how to structure the transaction in a way that would work. We’re so happy with our experience that we have also listed our personal residence, a former Victorian B&B, and signed a 1 1/2 year listing contract.”

Giles and Kami Kolakowski, Former Innkeepers, The Ice Palace Inn, Leadville, CO

“It was our great good fortune to find Roxanne and Becky to guide us through the process of finding the perfect bed and breakfast inn to suit our needs. Roxanne was untiring in showing us properties far and wide and Becky’s assistance and attention to the details of the necessary forms and signatures during the closing process was invaluable. They continue to be a supportive and professional resource many months later and we will treasure their friendships for many years to come.”

Bill and Lynda Martinez, Innkeepers, Blue Spruce Inn, Cascade, CO

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Exclusively Offered For Sale By:

Inn Matchmakers

Roxanne Kolbe and Becky Goldsmith

Licensed with Keller Williams Real Estate, LLC

10475 E. Park Meadows Drive, Suite 500

Littleton, CO 80124

303-785-9256, 303-785-9136

www.InnMatchmakers.com

email: Roxanne@InnMatchmakers.com, Becky@InnMatchmakers.com