







Experience the Luxury Service Team Black Bear Provides















TEAM BLACK BEAR

We Meet Your Sales Goals

We Aggressively Market Your Home Utilizing Numerous Resources

We Promote Your Home to Realtors via Multiple Listing Services in Vail, Denver & Several International Connections

We Ensure Maximum Web Presence via Syndication

Our Process Provides More Showings, Faster Sales and Higher Sales Prices

We Negotiate to Exceed Your Expectations

We Negotiate to Protect Your Transaction and Proceeds

We Manage All the Details to Protect Your Time

We Get You Maximum Money in Today's Market



Our Relationship Starts by Staying at the Top

- · "Top of Mind" with Clients and Other Brokers
 - · You Always Deal with Our Team
- We Work at Staying the Leading Experts in the Valley
- Member of KW Luxury International Organization with Offices in 16 Different Countries
 - We Stay Active on Every Level in Today's Marketplace in Eagle County

Every Aspect of Your Transaction Will be Managed by Team Black Bear. With a Close-Knit Team Your Wants 5 Needs are Cared for 24/7





We KNOW the market!

We have been showing & selling area homes since the late 1970's. Because we personally work with both Buyers & Sellers, we know first-hand what buyers are looking for & can more accurately price your home & advise you on money-making improvements. Not all Realtors work that way... many listing agents do not work with buyers & therefore lack the perspective which could ultimately result in a lower price or extended market time.

We design your home's marketing strategy to attract the prime buyers... and maximize your equity.



TEAM BLACK BEAR





TEAM BLACK BEAR

Let's Get Started

What is your...

Motivation to Sell:

Ideal Transition? Timing?

Past Experience With Realtors?

Overall Real Estate Goals?





TEAM BLACK BEAR

Here's How We Begin...

Initial Appointment Approximately 1 Hour in Your Home

What You Do:

Share Goals & Expectations
Provide Property Survey, Recent Appraisal, Average Utilities
Mortgage Pay Off, Spare Key if Applicable

What We Do:

Tour Your Home Listen & Learn Your Goals & Concerns Discuss Market and Economic Trends

What We Do Together:

Analyze How to Achieve Your Goals
Discuss Market Positioning Strategy
Set Time for Call With Our Proposed Market Positioning.

We Have the Expertise to Show You How to Make Your Home Look It's BEST Utilizing State-Of-The-Art

High Definition Photography & Cinematic

High Definition Photo (same view)

videography



Standard Photo

High Definition Photo

(same view)



Standard Photo



LUXURY HOMES
INTERNATIONAL

TEAM BLACK BEAR

We Meet Your Goals

Great Room: Not Staged

Comprehensive Marketing Strategy
Highly Acclaimed Professional Stagers
Cutting Edge High Definition Photography & Cinematic Videography
Ad Campaign Highlights Special Features of Your Home

Professional Staging Brings a Higher Sales Price



Great Room: Staged





TEAM BLACK BEAR

We Maximize Your Equity

We Customíze To Your Needs

We Don't Just List Your Home... We Launch Your Property

Simultaneous Sell & Purchase Strategy When Needed

Ask Us..... 970-337-7777

1500 Deer Blvd E, Avon 998 W Beaver Creek BLVD #D305, Avon 530 Founders Ave #G102, Eagle 131 Stetson Dr #W , Edwards 3290 Cooley Mesa Rd, Gypsum 2250 Old Trail Rd #C , Avon 4255 Wildridge Rd W , Avon 79 Cassidy PI, Edwards 490 E Third St #W104, Eagle 54 Columbine Cir #A5, Avon 320 Ryshot, Eagle 14 Canyon Ct, Eagle 2249 Chamonix Ln #2, Vail 443 Porphyry Rd #C, Gypsum 40370 Riverside Dr, Other 945 Red Sandstone Dr #A4, Vail 85 Little Dipper Rd #B , Wolcott 38965 Hwy 6 #A102 , Avon 240 Chapel Pl #BR318, Avon 110 Quail Run #4, Gypsum 998 W Beaver Creek Blvd #A105, Avon 153-B Daisy Ln, Avon 204 Pine Pl, Gypsum 4507 Meadow Dr #503, Vail 1040 Deer Blvd #A, Avon 115 Red Hill Dr #B, Gypsum 5024 Main Gore Dr S #B1, Vail 2460 Saddle Ridge Loop #A, Avon 20 Lara PI, Gypsum 672 Founders Ave, Ea 442 S Frontage Rd 1180 N Frontage R 307 Crazy Horse Circle #30 127 Tanager Cir, Eagl 544 Howard St , Eagl 115 Allen Cir , Edward 2685 Beartrap Rd, 675 Lionshead Pl #5, Vail 75 Aidan Rd, Eagle 217 W Beaver Creek Blvd #C24, Avon 945 Red Sandstone Rd #B5, Vail 106-1 Quail Cir #1, Gypsum 910 York View Dr #C, Gypsum 286 Monument Street St, Red Cliff 680 Lionshead Pl #520, Vail 2475 Old Trail Rd #B, Avon 1045, Edwards Village Blvd #B4, Edwards 38596 Hwy 6 #E302 , Avon 132 Catfish CIR, Gypsum 121 Timberwolf , Gypsum 60 Mill Rd #L3, Eagle 101 Crazy Horse Point #101, Edwards 502 Capitol ST . Eagle 25 Lara PL, Gypsum 103 Black Bear, Gypsum 38965 Hwy 6 #A102, Avon 170 Greenhorn Ave, Eagle 704 Mesa Dr, Eagle 26 Bentwood, Gypsum 412 Porphyry Rd, Gypsum 39377 Hwy 6 HWY #C 101, Avon 211 Greenhorn Ave, Eagle 16 E Foxglove Ln , Eagle 81 Summer Meadow ST, Gypsum 606 Price Ln #O, Gypsum 1854 Glacier Ct #B , Vail 33380 Antelope Rd, Mccoy 325 N Penstemon Ln . Eagle 4496 Meadow E #405, Vail

408 Crazy Horse Cir #408, Edwards 108 Trout Pond Ln #A , Avon 82 Salt Creek Ct , Eagle 34999 Hwy 6 #G101, Edwards 38390 Hwy 6 #212 , Avon 2195 Chamonix Ln #8, Vail 811 W Beaver Creek Blvd #D6, Avon 742 Stone Creek Dr #A, Avon 2510 Old Trail Rd #A . Avon 110 Quail Run #3 . Gypsum 1750 S Frontage Rd W #B3, Vail 195 Gopher Rd #F39, Avon 5410 Bellyache Rid Rd, Wolcott 94 Cameron PI, Edwards 21 Snaffle Rd , Edwards 2613 Beartrap Rd #A, Avon 2115 Vermont Rd #A, Vail 420 June Creek Rd E, Edwards 2104, Eagle Ranch Rd, Eagle 44 Aspen Ridge Ln , Edwards 39377 Hwy 6 #A202, Avon 1061 W Beaver Creek Blvd #I-202, Avon 205 Mayer St, Eagle 283 Founders Ave, Eagle 205 Hurd Ln #4105, Avon 468 Vicksburg Ln, Gypsum 202 Crazy Horse Cir #1302, Edwards Park Ct , Gypsum -B10 Vail Race **Slub** W, V merie ..., Eagle 4 Water St , Red Cliff 420 June Creek Rd #W, Edwards 1061 W Beaver Creek Blvd #G103, Avon 2100 Colorow Rd, Edwards 258 Deer Blvd #B, Avon 4640, Vail Racquet Club Drive #10-21, 288, Edwards Village Blvd #9B, Edwards 288 W Beaver Creek Blvd Blvd #B4, 831 W Beaver Creek Blvd #C19, Avon 44 Pheasant Ct , Avon 2245 Alpine Dr #W , Vail 21 Shotgun Circle #A , Edwards 653 Boulder St , Minturn 96 Highlands Ln #216, Beaver Creek 40 Rainbow CIR, Gypsum 54 Apache Dr, Gypsum 60 Mill Rd #G5, Eagle 85 Aspen Glen #85, Edwards 75 Beecher St . Eagle 430 Porphyry RD, Gypsum 418 Second St, Gypsum 350 Founders Ave #D101, Eagle 90 Riverbend CT, Edwards 932 Mesa Dr, Eagle 108 Aspen Grove ST , Gypsum 330 First St, Gypsum 998 W Beaver Creek Blvd #B102, Avon 108 Greenhorn Ave, Eagle 36 Green Mountain DR , Eagle 145 Red Hill DR , Gypsum

167 St, Gypsum

1325 Westhaven DR #A301, Vail

304 Greenhorn Ave, Eagle

2395 Saddleridge Loop . Avon

950 Red Sandstone Rd #5, Vail

62, Eagle Rd #5A, Avon 1050 W Beaver Creek Blvd #E303 , Avon 505 Lark Sparrow Ln , Wolcott 60 Mill Rd #G3, Eagle 22 Cochise Dr , Gypsum 528 Bluffs Dr , Eagle 1061 W Beaver Creek Blvd W #J104, 146 Monument St, Red Cliff 2448 Garmisch Dr #5. Vail 5213 Bellyache Ridge Rd, Wolcott 305 Whitetail Dr , Gypsum 1136 Sandstone Dr #A304, Vail 980 June Creek Rd, Edwards 1459 Mesa Dr, Eagle 2992 Bellflower Dr , Vail 22129 Colorado River Rd, Gypsum 55 River Pines Ct #A204, Edwards 1136 Sandstone Dr #A308, Vail 719 Deer Blvd #1, Avon 26 Blackhawk Rd, Gypsum 36 Lark Ct #B, Avon 49 Dakota Ct , Edwards 314, Eagle Rd St #A3, Avon 595, Vail Valley Dr #263, Vail 816 W Beaver Creek Blvd #B4 . Avon 411 June Creek R Edwards 721 Bull Rug gle ards 111 Pi #1 , Avon k B A2 , Edward von , Eagle 85 Pinion Ln , Eagle 60 Mill Rd #L3, Eagle 602 Crazy Horse Cir #602, Edwards 5014 Main Gore Dr N #2D, Vail 2080 Wildridge Rd #2, Avon 127 Jules Dr #J102, Gypsum 120 Gopher Rd #B23, Avon Avon 225, Eagle Dr #8B, Avon 49 Bluffs Dr , Eagle 5547 S Routt, Other 640 Homestead Dr #G29, Edwards 998 W Beaver Creek Blvd #B102, Avon 58 Pike Cir, Gypsum 1336 S Legend Dr, Gypsum 481 Whiting Rd #A & B, Eagle 1101 Crazy Horse Cir #1101, Edwards 30 Snow Owl Ct . Eagle 4 Apache Dr, Gypsum 7 Apache DR, Gypsum 723 Shorthorn Dr #302, Eagle 51 Hackamore Rd #A, Edwards 1056 Montgomerie Cir, Eagle 154 Haymaker LOOP, Gypsum 106 Quail Cir #F4, Gypsum 4640 Racquet* Dr #12, Vail 905 Crazy Horse CIR #905, Edwards 206 Haystacker Dr, Eagle 50 Cottonwood Pass Rd, Gypsum 81 Cochise Dr, Gypsum 201 Golden RD #A1, Eagle 1425 Red Draw, Edwards 230 Harrier Cir . Eagle 1300 Westhaven Cir, Vail

248 Navajo, Gypsum 85 Little Dipper Rd #B, Wolcott 817 Brush Creek Ct, Eagle 998 W Beaver Creek Blvd #A210, Avon 105 Wren Ct, Eagle 705 Nogal Rd #D-11, Eagle 1105 Deer Blvd #B, Avon 998 W Beaver Creek Blvd #B103, Avon 1100 N Frontage Rd #1509 . Vail 38596 Hwv 6 #A202 . Avon 723 Shorthorn Dr #302, Eagle 384 Harrier Cir, Eagle 1121 W Casolar Del N Dr #W, Vail 1189 Deer Blvd #E, Avon 2958 S Frontage Rd #B17, Vail 236 Gold Dust Dr, Edwards 65 Black Bear Dr #B , Gypsum 1100 N Frontage Rd W #2302, Vail 2249 Chamonix Ln #2, Vail 2530 Old Trail Rd #A, Avon 1620 Buffehr Creek Rd #A13, Vail 128 River Ranch Road Rd, Edwards Gypsum ge Loop #1_Avon Buck and Rd #B 2480 Saddle Ridge J ıleva 2530 Olu 570 Ha d L lew Dr #104 , Vail-4005 tton Cir , Gypsum 17 Sky Mountain , Gypsum 2427 Chamonix Ln #4, Vail 831 W Beaver Creek Blvd #C-22, Avon 59 Falcon Ln , Gypsum 1750 S Frontage Rd W #B2, Vail-4332 1703 Crazy Horse Cir #1703, Edwards 204 Crazy Horse #204, Edwards 511 Metcalf Rd #H22, Avon 988 W Beaver Creek Blvd Blvd #B307, Avon 264, Eagle Dr #405, Avon 25 Stoney Creek Ct , Gypsum 38596 Hwy 6 #E301, Avon 4321, Eaglebend Dr, Avon 371 Nottingham Rd #3D, Avon 127 Jules DR #D104, Gypsum 16 Overlook Ln, Gypsum 9405 Brush Creek RD, Eagle 216 Main St #R-313, Edwards 55 Christian Ct, Eagle 73 Talus . Gypsum 11 falcon Ln , Gypsum 530 Founders Ave #F103, Eagle 1203 Crazy Horse Cir #1203, Edwards 1301 Fulford CT , Eagle 162 Haymaker LOOP, Gypsum 51 Springfield LN , Gypsum 510 Brush Creek #E2, Eagle 2370 E Lake Creek Rd, Edwards 1205 Montgomerie Cir, Eagle 203 Brook Trout LOOP, Gypsum 127 Jules Dr #E102, Gypsum 250 Gopher Rd #D13, Avon 230 Riverbend Dr, Edwards 127 Tanager Cir, Eagle 4084 Bighorn Rd , Vail 822 Second St, Eagle

149 Deer Blvd #A , Avon

48 Hawks Leap Rd , Edwards 380 E Lionshead Cir #370 , Vail 831 Sylvan Lake Rd , Eagle 69 Marble #F229, Edwards 624 Big Dipper Rd , Wolcott 110-5 Quail Run #5, Gypsum 350 W Beaver Creek Blvd #203, Avon 179 Lake St #V-1, Avon 2450 Chamonix Ln #A3, Vail 90 Riverside Rd #A . Avon 640 Homestead Dr #F24 . Edwards 204 Apache Ct, Gypsum 44 Rodeo Dr , Edwards 574 Neilson Gulch Rd, Eagle 880 Homestead Dr #11C, Edwards 131 W Meadow Dr #204 , Vail 50 Elk Springs Ct , Edwards 660 Lionshead Pl #266-8, Vail 332 Larkspur Dr, Avon 4073 Spruce #27, Vail 34999 Highway 6 Q103, Edwards 11 Metcalf Rd #M39, Avon 21 Wildridge Rd W., Avon lvd #D103, Avon 050 W Beaver Cr 1201 201, Edwards ors .01 . Edwards Mountain Rd , Vail 55 River Pines Ct #A108, Edwards 137 Benchmark Rd #311, Avon 205 Hurd Ln #4211, Avon 1061 W Beaver Creek Blvd #N202, Avon 4515 Bighorn Rd #G, Vail 1120 Village Rd. #305 Beaver Creek 220 Apache Dr, Gypsum 610 Park Ct , Gypsum 376, Eagle Rd #F, Avon 450 Castle Peak Ranch Rd, Eagle 440 W Beaver Creek Blvd #C201, Avon 470 Homestead Dr #6, Edwards 90 Rowel Dr, Edwards 170 Wildflower PI #10, Edwards 2900 June Creek #B , Avon 36 Columbine Cir #1, Avon 75 Cottage DR , Gypsum 205 Coyote PI #A , Gypsum 539 Golden Rd , Eagle 20 Red Tail Dr #D3, Edwards 2745 Bellyache Ridge RD, Wolcott 150 Whitetail Dr , Gypsum 301 Stephens Dr , Gypsum 47 Chelsea CT #47 . Eagle 905 Crazy Horse Cir #905, Edwards 102 Oxbow Ct, Eagle 173 ST, Gypsum 65 Black Bear Dr #B , Gypsum 279 Founders AVE #14, Eagle 83 Lariat Ct , Edwards 163 Tanager Cir, Eagle 871 Sunset LN, Gypsum 146 Catfish Cir, Gypsum 534 E 3rd St #W103, Eagle 168 N Brett, Edwards 20 Christian Ct, Eagle 62 E Meadow Dr #204, Vail 11 Apache Dr , Gypsum 5113 Black Bear Ln, Vail 143 Wildhorse, Gypsum

61 E Riverside Rd #E, Avon 5020 Main Gore Pl #N2, Vail 825 Deer Blvd #1, Avon 325 Price Pl, Gypsum 127 Jules Dr #B201, Gypsum 903 Crazy Horse Cir #903, Edwards 2323 Fox Ln, Avon 137 Benchmark Rd #411, Avon 1572 Deer Blvd #A . Avon 595 . Vail Valley Dr #181F . Vail 1412 Deer Blvd #S . Avon 342 Stone Creek Dr #B, Avon 1075 Cordillera, Edwards 1554 Deer Blvd #2, Avon 388 Legend Dr , Gypsum 1184, Eagle Drive, Avon 4 Millers Loop , Edwards 294 Deer Blvd #E, Avon 53 Columbine Cir #3, Avon 130 Grouse Ct #A, Avon 1255 Pilgrim Dr , Edwards 780 Potato Patch Dr, Vail 4211 Wildridge Rd W #B, Avon 110 Canyon Ct, Eagle 410 Nottingham Rd #C, A 142 Spring Cir, Gyp 5685 E Wildridge dwar 206 Crazy Horse 520 W Beaver Creek Blv 530 Founders Ave # 1002 Crazy Horse (5014 Main Gore Dr 717, Edwards Vill Blvd, Edwards 1000 Imperial Dr wards 960 York View Dr #D, Gypsum 200 Red Fox Dr , Gypsum 161 Foal Cir, Edwards 225 Gopher Rd #H50, Avon 460 Moonridge Dr #4I, Edwards 705 Nogal Rd #A7, Eagle 998 W Beaver Creek Blvd #A305, Avon 4 Black Bear, Gypsum 175 Timberwolf Dr, Gypsum 105 Ponderosa PI, Gypsum 605 Lost Ln, Gypsum 65 Aidan Rd, Eagle 122 Ring Neck, Eagle 1502 Crazy Horse Cir #1502, Edwards 250 Red Fox Dr , Gypsum 395 Black Bear, Gypsum 945 Red Sandstone Rd #B6, Vail 771 Gold Dust Dr E #West , Edwards 812 Brush Creek Ct . Eagle 25 Stratton CIR , Gypsum 220 Apache Dr , Gypsum 225 Dr #8A, Avon 1201 Crazy Horse Cir #1201, Edwards 81 Callie Clark CT , Eagle 131 Cochise Dr , Gypsum 388 Legend Dr , Gypsum 60 Mill Rd #H4, Eagle 34999 Hwy 6 #I102, Edwards 76 Sagebrush Ct, Eagle 1175 Casolar Del Norte Dr #A, Vail 94, Eagles Glen Rd, Edwards 4600, Vail Racquet* Dr #B6 U1, Vail 705 Nogal Rd #B2, Eagle 1121 Berry Creek Rd #C4, Edwards 1045, Edwards Village Blvd #B3,

Edwards 85 Black Bear, Edwards 103 Quail Run #3, Gypsum 20-A Tenderfoot Ln #A, Gypsum 1136 Sandstone Dr #A107, Vail 161 Palomino Rd, Edwards 187 Bluffs Dr, Eagle 460 Moonridge Dr #I-4, Edwards 1905 Sunburst Dr. Vail 1151 Casolar Del Norte Dr #B . Vail 225, Eagle Dr #5A, Avon 70 Lupine Ln #B, Avon 4011 Bighorn Rd #6E, Vail 410 Nottingham Rd #D, Avon 242 Main St, Minturn 1206 Village Rd #B106 Beaver Creek 751 Singletree Rd #11, Edwards 10 Game Creek PI, Edwards 221 Stone Creek Dr #1, Avon 963 Lions Ridge Loop #524, Vail 470 Homestead Dr #17, Edwards 1050 W Beaver Creek Blvd #D303, Avon 1061 W Beaver Creek Blvd #H101, Avon 410 Nottingham Rd #A, Avon 11 Nottingham Rd #B , Avon 9 Bull Run #B , Eagle O Chanol PI #B an Heignes Way , Gypsum 3028 Wildridge Rd #1 , Avon 1170-B Casolar Del Norte Dr #B, Vail 260 Buckboard Rd #C1, Edwards 132 Haystacker Dr, Eagle 146 Columbine Cir #6B, Avon 510 W Beaver Creek Blvd #B103, Avon 236, Eagle Street, Red Cliff 80 Freestone Rd #C202, Eagle 282 Elk Ln #1, Avon 103 Quail CIR #103-5, Gypsum 48 Aztec Ct #14 , Gypsum 236 RD #D, Avon 729 Founders AVE, Eagle 720 Bull Run, Eagle 222 Tanager Cir, Eagle 375 Timberwolf Rd , Gypsum 20 Lara Pl, Gypsum 1015 Fourth Of July RD, Eagle 801 Brush Creek #F, Eagle 33 Christian Ct, Eagle 102 Brook Trout LOOP, Gypsum 821 Greenway, Gypsum 146 Monument St,, Red Cliff 500 Homestead Dr #3, Edwards 845 Second St, Eagle 245 Price Pl , Gypsum 621 Lost Ln , Gypsum 705 Nogal RD #C9, Eagle 275 River Ranch Rd , Edwards 110 Newquist St, Eagle 34800 Red Dirt Ln Toponas 66 Aster Ct, Eagle 11 Bartholomew Ct #A, Gypsum 250 River Ranch Rd, Edwards 311 Hackamore Rd #A, Edwards 605 N Frontage Rd W #13A, Vail

514 Neilson Gulch Rd, Eagle

1136 Sandstone Dr #A309, Vail 34999 Hwy 6 #Q204, Edwards 3941 Bighorn Rd #4B, Vail 51 Offerson Rd #103 Beaver Creek 358 Stone Creek Dr #2, Avon 5175 Black Gore Dr #1, Vail 88 E Double Hitch, Eagle 646 Grand Ave, Eagle 120 Gopher Rd #B16, Avon 111 Summer Meadow St , Gypsum 612 W Lionshead Cir #104, Vail 1336 S Legend Dr, Gypsum 65 Mayer St, Eagle 4620, Vail Racquet Club Dr #9, Vail 266 Copper Spur Rd Mccoy 4650, Vail Racquet Club Dr #11-2, Vail 800 Deer Blvd W #west, Avon 5571 Covote Ridge, Avon 50 Peak View Rd #204, Avon 2530 Old Trail Rd, Avon 102 Oxbow Ct 228 W Bel Blvd #A , Avon rd #3 , Avon ick Rd #M6 , Vail d# 🔑 , Avon dwards Dr #5 , Vail 1770, Eagle Ranch Rd, Eagle 675 Lionshead Pl #629 , Vail 998 W Beaver Creek Blvd #C205, Avon 67 Kokanee Ln , Gypsum 16 Chelsea Ct, Eagle 711 Main Street , Minturn 160 Nottingham Rd #C, Avon 103 Oxbow Ct, Eagle 199 Windermere Cir, Edwards 203 Brook Trout LOOP, Gypsum 940 Valley Rd , Gypsum 998 W Beaver Creek Blvd #B302, Avon 344 Greenhorn Ave , Eagle 270 Palmer Loop, Eagle 970 Montgomerie Cir, Eagle 11 Minnow CIR, Gypsum 165 Stoney Creek St , Gypsum 665 Kaibab Rd, Eagle 456 Pine St, Minturn, , Minturn 2751 Bellyache Ridge Rd, Wolcott 1053 Cottonwood Pass Rd, Gypsum 60 Stoney Creek St , Gypsum 1829 Ranch RD . Eagle 21 Shotgun Circle #A, Edwards 100 Mayer St, Eagle 171 Foxprowl, Gypsum 105 Pine Pl, Gypsum 431 Whiting Unit ARD, Eagle 839 Village Blvd #6, Edwards 5547 S Routt, Littleton 178 Creamery, Edwards 705 Nogal Rd #D5, Eagle 12 Newquist St, Eagle 500 Homestead Dr #6, Edwards 1100 Lions Ridge Loop #1401, Vail 70 Skywatch Ct, Avon 64 Red Tail Dr, Edwards 132 Haystacker Dr , Eagle 42 Knudson Ranch Rd , Edwards

362 Abrams Creek Dr , Eagle

943 Gold Dust Dr , Edwards

2958 S Frontage Rd #B4, Vail

530 Founders Ave #C101, Eagle 358 Stone Creek Dr #1, Avon 529 Second St, Eagle 4600, Vail Racquet* Dr #6/11, Vail 28 Coyote Cir, Avon 2448 Garmisch Dr #2. Vail 122 Ring Neck, Eagle 653 Boulder St, Minturn 1398 Beard Creek Trail, Edwards 1479 Longbow Dr , Other 195 Gopher Rd #F37, Avon 101 Greenhorn Ave , Eagle 2150 Long Spur Rd #B, Avon 225, Eagle Dr #4B, Avon 180 Nottingham Rd F, Avon 34999 Highway 6 #Q202, Edwards 302 , Avon ge Rd W #120, Vai 288 , wards Villag ₿B. 470 Homestead 211 La Ln , Gypsum Hurd Ln #I-301, Avon 225, Eagle Drive Dr #3B, Avon 4580, Vail Racquet Club Dr #3, Vail 801 Brush Creek #D, Eagle 617 Kensington Dr , Edwards 2403 Draw Spur #6, Avon 140 Winslow Rd , Edwards 137 Benchmark Rd #416, Avon 230 Nottingham Rd #A, Avon 58 Alpine Ranch RD, Gypsum 22129 Colorado River Rd, Gypsum 705 Nogal RD #C1, Eagle 84 Aspen Meadow DR, Edwards 362 Abrams Creek Dr, Eagle 10 Bartholomew B CT #B, Gypsum 15 Crocket Ct , Gypsum 3290 Cooley Mesa Rd #A, Gypsum 540 Golden Rd, Eagle 708 Bull Run, Eagle 141 Tanager Cir, Eagle 143 Bridger Dr , Gypsum 610 Park Ct, Gypsum 463 Whiting Rd, Eagle tbd Rock Creek Ranch, Mccoy 16 Chelsea Ct, Eagle 53 Sky Mountain , Gypsum 141 Black Bear , Gypsum 124 Ring Neck RD, Eagle 125 Creamery Trail, Edwards 4133 Spruce Way #5, Vail 1061 W Beaver Creek Blvd #M304, Avon 775 Deer Blvd #1, Avon 4560, Vail Racquet Dr #1-6, Vail 140 Park St #B, Gypsum 169 Lake St #B, Avon 138 Bluffs Dr, Eagle 2403 Draw Spur #2, Avon 39211 Hwy 6 #C204, Avon 89 Trout Pond Ln, Avon 59 Hockett St, Eagle 1061 W Beaver Creek Blvd #J203, Avon

65 Aspen Glen Ct, Edwards

470 Homestead Dr #8, Edwards

765 Stampede, Wolcott

4470 Timber Falls Ct #1401, Vail 105 Oxbow Ct, Eagle 1061 W Beaver Creek Blvd #N302, Avon 274 Beard Creek Rd #2B, Edwards 554 Neilson Gulch Rd, Eagle 225, Eagle Dr #6A, Avon 606 Price Ln #J, Gypsum 288, Edwards Villa Blvd #2C, Edwards 5148 Gore Cir, Vail 640 Green Mountain Dr, Eagle 66 Larkspur Ln #7 . Avon 165 Gopher Rd #E30 . Avon 1502 Crazy Horse Cir #1502, Edwards 3028 Wildridge Rd #5, Avon 153 Daisy Ln #A, Avon 1061 W Beaver Creek Blvd #H-302, Avon 463 Deer Blvd #B1, Eagle-, Vail 1108 Main St, Minturn 109 Hurd Ln #1302, Avon 34999 Highway 6 #Q203, Edwards 511 Metcalf Rd #M38, Avon 205 Pine Pl , Gv el P Blvd #12B , gle lacier Ct #B , Vail 225 , Eagle Dr #4A , Avon 175 Hurd Ln #3105 , Avon 123 Vista Dr, Gypsum 880 Homestead Dr #7B , Edwards 24 Tenderfoot Ln #B , Gypsum 80 Freestone Rd #C102, Eagle 155 Stonegate Cir, Edwards 2119-B Vermont Rd , Vail 203 Arrowhead Dr W, Edwards 43 Stratton CIR, Gypsum 134 Rainbow CIR, Gypsum 4640 Racquet Club Dr #16, Vail 10 Rue Riviere Rd , Edwards 267 Montgomerie Cir, Eagle 870 Grundel, Gypsum 402 Porphyry Rd , Gypsum 177 Stone Creek Dr #E, Avon 395 Greenhorn AVE , Eagle 621 Castle DR, Eagle 220 Hearthstone, Gypsum 23 Kokanee Ln , Gypsum 36 Lark Ct #B, Avon

757 Copper Spur Rd, Mccoy

127 Jules Dr #I101, Gypsum

205 Coyote Pl #B , Gypsum

706 Bull Run, Eagle

30 Bunker Way, Eagle

1770 Ranch Rd, Eagle

254 Ring Neck , Eagle

Here's What Others are Saying

"The last 3 real estate transactions that I did in the Vail Valley have been completed by your tremendous team. **Every detail, whether I was selling and then looking for a home on the river, was handled in the most professional manner** by TEAM BLACK BEAR. It's hard being out of town and trying to handle all the details of either buying or selling. But, unlike other companies I have dealt with in the valley, your company took care of everything! This made it so much easier. I know whether you are the buyer's or seller's agent you and your staff will handle everything the way it should be done. Now that I am rethinking Vail, your company will be my only call. I cannot thank you enough for all of your team's diligence. Your great company has made my life a lot easier." *-Ed Bozarth*

"My husband and I were very pleased with Joan and Barbara's **service**, **advice and genuine concern** as they helped us search and find the **perfect home** for us. Joan and Barbara were knowledgeable about the area and today's market. **They were always accessible**, **prompt**, **friendly**, **and professional**. They were very good at matching us to homes that fit our needs. We feel comfortable referring Team Black Bear to others!" -Becky Morgan

"Joan was such a friendly positive & inspirational part of encouraging us to hang in there. This was an unusual transaction & the process didn't take much time. Joan was able to complete everything in record time. Joan was very **professional & very helpful** to complete our transaction." -Craig Bair

"The feedback on showings was very helpful. My favorite part of selling was the **professional team and attention to detail**." -Melanie Wilson

"Working as a team, one of you was usually available. Questions were always responded to, calls returned, and encouragement given when things looked bleak. Barb handled every inquiry professionally and with Grace and Humor. Everyone with Team Black Bear is Very Professional. They **kept us informed an on schedule through the entire sales process**. I would certainly refer others looking to buy or sell real estate to these lovely ladies." -Ottalie Faber

"Joan Harned and Team Black Bear represent the finest real estate experts in the field of Foreclosure Prevention the industry has to offer. As an experienced agent, Joan navigates the challenges inherit in Short Sales with amazing success. Her significant knowledge of the process involved in Short Sale Mediation coupled with a tremendous sense of caring, work ethic, and perseverance provides her clients with unparalleled expertise. Clients repeatedly display an overwhelming debt of gratitude for Team Black Bear's assistance in helping them avoid the tragic pitfalls of foreclosure." -Tony English, Pres. Guardian RE Solutions

"We love our new home! The only drawback is that we have to leave! We have been up twice and will definitely be using it a lot. It was so great working with you and I will tell others if they are looking to buy or sell." -Chris Alcorn

And in the End

It's all about Achieving Your Goals





TEAM BLACK BEAR

oan has lived in Eagle County since 1972 and has been selling real estate with Black Bear Real Estate Co., predecessor of Keller Williams Mountain Properties since 1986. Joan was the 1998 Vail Board of Realtors "Realtor of the Year," served on the Vail Board of Realtors as a Director for six years and was Chairman of the Vail Board of Realtors for 2003-2004. Joan also was appointed by Governor

Owens to be a Director on the Great Outdoors Colorado Trust Fund Board. In 2004, Joan became an owner and Managing Broker for Black Bear Real Estate. In 2005, Joan became Managing Broker & one of three owners of Keller Williams Mountain Properties. She is also a qualified member of KW Luxury Division and Kw Farm and Ranch Division. She is a graduate of UC at Santa Barbara. After graduation, Joan worked as a flight attendant for a major airline for 20+ years, prior to her real estate career. Joan has been married to Tom Harned for over 40 years, has one son and nine delightful grandchildren. She enjoys walking, golfing and snowshoeing in addition to working at least full time.













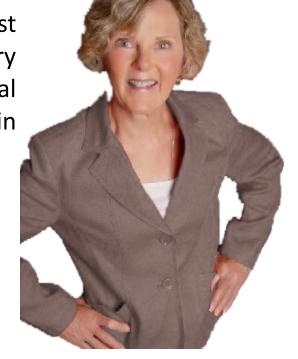






arbara has been with Black Bear Real Estate Co., predecessor to Keller Williams Mountain Properties since 1994. She is a graduate of the University of Denver with a degree in accounting and practiced public accounting for 22 years prior to getting her Real Estate Broker's license.

Through further education, Barbara has also obtained the GRI Designation. Barbara is past President of the Western Eagle Valley Rotary Club and is Senior Warden for the Episcopal Church of the Transfiguration. Barbara lives in Eagle where she raised her two sons.



Barbara HOGOBOOM REAL ESTATE SPECIALIST

aura is a Colorado native and has lived in the Vail Valley since 1992. Before settling down in Eagle County, Laura spent several years teaching skiing in various Colorado and European resorts. She has owned and managed 'Travel Vail' a full service travel agency since 1999 and serves a wide range of clients from around the world including visitors and local residents. The travel industry provided a natural progression into

a real estate career for Laura. Trust and service you can depend upon, integrity, knowledge and hard work are her ingredients for your success. She can and will provide you true personalized service and vast knowledge of the resort communities in Eagle County.

Laura is a volunteer at The Vail Valley Medical Center, Hospice of the Valley and The Shaw Cancer Center. She is currently the President and an active team member of Vail Pet Partners. The team of Laura and her golden retriever, Murphy, are registered nationally through the Delta Society, an organization dedicated to improving human health through service and therapy animals.

Serving as a Director for the Vail Board of Realtors provides Laura with a wealth of information. She is also a member of The Institute for Luxury Marketing and KW Luxury





ngela has been licensed in both Colorado and Texas. Living in Eagle County enables her to maximize her expertise while enjoying all that Vail Valley has to offer. With Real Estate in her blood and a passion for serving today's home buyers and sellers, this second generation Realtor works with a wealth of experience. Lifelong training from her father who is a Broker/Manager for Keller Williams in Frisco, TX,

and a strong desire for cultivating new ideas set her apart from other Realtors. Possessing a strong work ethic and having a genuine heart for service are evident in her customer service. A competitive spirit, focus and determination are skills that she has honed over the years giving her clients an edge in this market.





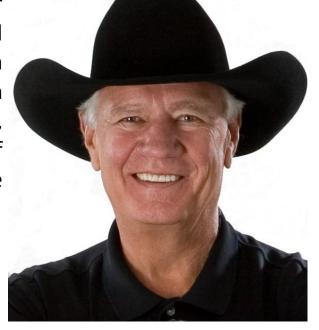
ebra has recently joined Team Black Bear. She is an alumna of Texas A&M University, and The University of Colorado, Leeds School of Business, from which she received her Masters of Science in Accounting. She is a licensed Certified Public Accountant, as well as a licensed Real Estate Broker in the State of Colorado. Having worked in public accounting and private industry for many years, she brings solid financial expertise to real estate transactions and is eager to help with the success of both Buyers and Sellers. Debra has lived in Eagle County for over 34 years and has extensive knowledge of the area. She presently resides in Edwards with her husband, Rick and enjoys telemark skiing, biking, golfing, hiking, travelling and reading.



om Harned was the founder & owner of Black Bear Real Estate Company, predecessor to Keller Williams Mountain Properties. Tom has been a licensed Real Estate Broker since 1972 and has lived in Eagle County since 1971. He has been a past president and board member of the Eagle Valley Chamber of Commerce and served as a Director for the Vail Board of Realtors. Tom is active with Club 20, is a past

chairman of the board & executive committee member and also served as a Colorado State Fair commissioner. Tom was also the Operating Principal for the Keller Williams office in Grand Junction. Tom has been married to Joan for 41 years, has one son and 9 grandchildren. He enjoys golfing, fishing, hunting & is a licensed Pilot. With over 35 years of local Real Estate experience, Tom can help you Make the Right Choices & find the right property for you!



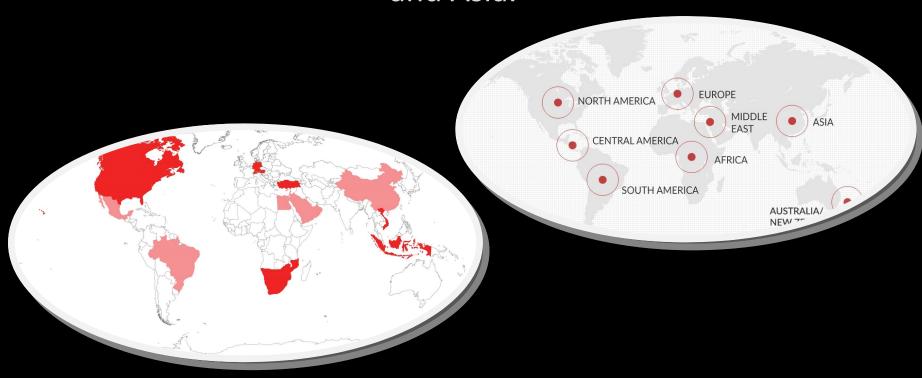


TOM
HARNED
REAL ESTATE SPECIALIST

Keller Williams Realty, Inc. is the largest real estate

franchise by agent count in the world with 700 offices and

125,000 associates across the Americas, Europe, Africa and Asia.



Keli	70
------	----

Canada - 22 offices

Columbia

Costa Rica

Dubai

Indonesia

Greater Shanghai / China

Mexico - 5 offices

Portugal -7 offices

South Africa - 19 offices

Spain

Turkey - 8 offices

United Kingdom

Vietnam