

# HOME

VAIL  
VALLEY

REAL ESTATE & MOUNTAIN LIFESTYLES | MAY 2017

VAIL BOARD OF REALTORS®

INSIDE  
BACKYARD  
BOCCE

DESIGN  
& STYLE

GARDEN  
TEXTURES

## OUTSIDE TIME

Backyards and patios are key to enjoying the spring

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## ON THE COVER

Berglund Architects creates architecture that responds to the natural environment and merges with the landscape. Using a palette of regional natural materials, their buildings are rich with color and texture, durable, intelligent, artful and highly crafted. Informed by extensive building technology research, they act as stewards of both the natural environment and their client's resources. Pictured is a home they designed in Vail. For more info visit [www.berglundarchitects.com](http://www.berglundarchitects.com).

Cover photo by Ric Stovall, courtesy Berglund Architects

As we head into spring in the Vail Valley, another great ski season goes into the history books. Real estate sales remained very strong throughout the first quarter as we enjoyed a surge in closings in March. This is very consistent as homes go into contract during the peak of ski season and close in March. Total sales were up 55 percent compared to the first quarter of 2016. Notably, we saw 6 sales over \$5M this year compared with none in the same time last year. We take this as a very positive sign for those buying and selling in this price range. The Vail Valley still offers a well-balanced market for higher end homes. On the opposite end of the sales spectrum, we saw a 48 percent increase in sales in Eagle and Gypsum where it is now a seller's market. The bottom line is that the overall real estate economy here is strong with no signs of weakening.

In addition to looking at the local market, in this edition of Vail Valley HOME we explore the world of backyard bocce courts, utilizing texture as well as color in landscaping and community gardens throughout the county. It's a great time to invest in some outdoor furniture.

Happy Spring,  
Vail Board of Realtors®



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# HOME

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# BEFORE & AFTER

*A 70s-era penthouse in Vail Village receives a stunning redesign, creating a showcase-caliber space*

by KIM FULLER • before photos by KIMIE KREIDLE; after photos by RIC STOVALL



By raising the original galley kitchen two steps, the design team created an open great room, kitchen and dining space.

THE CLIENT'S GOAL ON THIS transformational remodel of a 1970s penthouse in Vail Village was to redesign the unit to create a warm, timeless, intimate and light-filled space.

"It was equally important that the space work for family gatherings and entertaining with friends," explains Kimie Kreidle, owner and interior designer of

Mia Design. "With this in mind, every square inch was taken into consideration to maximize living and storage space."

The design team cleanly detailed the palette of warm natural materials to create an inviting yet sophisticated modern mountain retreat.

"My goal was to create a compelling comfortable interior



that was as much of a retreat as it was an entertaining space," says Kreidle. "It was important to me that every room had its own personality and strength."

After completely gutting the existing penthouse, Hans Berglund and Adam Gilmer of Berglund Architects, LLC worked with Kreidle and her design team to create what they all envisioned.

The original floor plan had a galley kitchen two steps

below the main living area.

"By raising the kitchen floor we were able to achieve an open great room, kitchen and dining space that is conducive for entertaining and family gatherings," Kreidle explains.

The team removed the unused attic and this opened up the space substantially. With the addition of multiple skylights, they were able to achieve the light-filled space the clients requested.



The newly designed space accommodates entertaining and family gatherings.



The home's wooden veneer all comes from a single tree, which was chosen from a photograph.

The natural light penetrates the inner spaces, creating the added benefit of cooling down the rooms in the summertime, and increasing general air circulation.

"The master bedroom could now have high ceilings by taking advantage of the attic space," Kreidle says. "Adding the beams brought down the ceiling height visually and helped create a more intimate space."

They designed a fireplace in the loft space and master bedroom, adding considerable warmth. The large skylight above the loft seating area allows light to penetrate the space and opens for ventilation.

"We were able to get a loft into the space, creating an additional entertaining and living area which has a custom A. Rudin sectional sofa, fireplace and TV," Kreidle says. "A wet bar, with a Rocky Mountain Hardware white bronze sink, concealed dishwasher drawer and refrigerator give the space its own identity and independence."

The millwork was a critical design element and focal point for this project.

“MY GOAL WAS TO CREATE AN EXPERIENCE IN EACH ROOM AND MAXIMIZE THE SPACE.”

— KIMIE KREIDLE,  
MIA DESIGN



The custom sandstone trough sink in the master bath came from The Gallegos Corporation's quarry.

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### The Villas at COTTON RANCH

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*My wife and I came up to Eagle County looking for a 2nd home for weekend getaways. After several disappointing weeks of searching, we stumbled across The Villas at COTTON RANCH. What a find! With proximity to a 'real' airport, a fantastic layout, stunning scenery and the ability to reach Denver, we knew that we had found our new home. Three months after closing we decided to leave Denver and move up full time. If you're a working professional and thinking moving up to the high country I can't think of a better choice! -Erich*



JT Landreth, Broker/Owner | Listing Broker has an ownership affiliation with Seller



A fireplace adds warmth to the master bedroom.




"As a team we went through dozens of photographs of trees and selected the exact tree we wanted to use for the veneer," says Kreidle. "All of the doors and cabinets are made from this tree. Once selected, we laid out the veneer on a warehouse floor and hand-selected where we wanted each piece to go. The tree wraps around the whole unit starting with the doors. As it enters the kitchen area it becomes more dramatic culminating in the corner with the strongest grain as it wraps to the dining area. Randy Zimdahl with Woodworks Millshop was instrumental in this process. Together we had a vision and the end result far surpassed all of our expectations."

The masonry throughout the penthouse was also integral to the design, creating warmth and texture. For the custom sandstone trough sink in the master bath, Kreidle went out to the quarry with Shannon Gallegos of The Gallegos Corporation, and hand selected the sandstone slab.

"My goal was to create an experience in each room and maximize the space," she says. "As you walk into the master bedroom you are drawn in through a limestone arched entry. As you walk in, the space opens up dramatically with high ceilings in both the master bedroom and master bath."

As with any job in the center of Vail, getting in the building with slabs, spiral staircases, sofas and large appliances can be logistically challenging. Kreidle says a crane was required to facilitate, and that Mark Hallenbeck, with Rocky Mountain Construction Group, thoroughly helped, always thinking outside of the box and creatively solving construction challenges.

"I love doing things I have never done before," says Kreidle. "Our clients trusted us and allowed us that creative freedom." 



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