

Real Estate Comparison

~Typical Grand County Properties~

| | Edgewater Cabins | Winter Park Condos | Large, New 2 nd Home | Grand Lake Fixer-Upper | Granby Cabins |
|--------------------------------------|---|--|---------------------------------|--|---|
| Central Location | YES | NO | NO | NO | YES |
| Covenant Protected | YES | YES | YES | NO | YES |
| Neighborhood Atmosphere | YES | NO | NO | NO | YES |
| Green-Built | YES | NO | NO | NO | NO |
| Energy Efficient | YES | NO | YES | NO | NO |
| Open Space & Trails | YES | NO | NO | NO | YES |
| Mountain Views | YES | YES | YES | NO | YES |
| Riverfront | YES | NO | NO | NO | YES |
| Fishing Ponds | YES | NO | NO | NO | NO |
| A Clubhouse | YES | NO | NO | NO | YES |
| A Pool & Hot Tub | YES | NO | NO | NO | YES |
| Potential Rental Income | YES | YES | NO | NO | YES |
| Easy Hwy Access | YES | NO | NO | NO | NO |
| Minutes to Golf Courses | Grand Elk & Headwaters 2 min, Pole Creek & Grand Lake 15 min | Grand Elk & Headwaters 15 m, Pole Creek 5 m, Grand Lake 30 m | Varies | Grand Elk & Headwaters 20 m, Pole Creek 35 m, Grand Lake 5 m | Grand Elk & Headwaters 2 min, Pole Creek & Grand Lake 15 m |
| Minutes to Ski Areas | SolVista 2 min Winter Park 15 min | SolVista 15 min Winter Park 5 min | Varies | SolVista 20 min, Winter Park 45 m | SolVista 2 min Winter Park 20 m |
| Beetle-Kill Trees | NO | YES | YES | YES | YES |
| Activities for All Ages | YES | NO | NO | NO | YES |
| Approx. HOA Dues | \$200/mo. | \$350/mo. | \$250/mo. | -0- | \$350/mo. |
| Approx. Price Range for 3 Bed/3 Bath | \$339,900- \$429,900 | \$300,000- \$450,000 | \$700,000- \$1,000,000 | \$250,000- \$500,000 | \$550,000- \$750,000 |

*All information is approximate and generalized from years of experience in Grand County Real Estate.

All information is subject to change without notice.

For more information about Edgewater, please call 888-384-7768 or visit online at www.MyColoradoCabin.com.