

getting to know

GRAND COUNTY

EVERYTHING YOU NEED TO
CALL WINTER PARK HOME.

Rachel Cardwell

Your Winter Park Guide

WELCOME!



Hi there! I'm Rachel Cardwell. your trusted local real estate advisor in Winter Park and surrounding areas. Over the last 6 years, I've had the pleasure of helping countless families relocate or buy a second home in the Winter Park area and call our town their "home."

As a transplant myself, I understand the pain-points and concerns of making a move to a brand-new place, especially a small mountain town. That's why I created this guide, so I can share all the tips and tricks you need to make this transition go as smoothly as possible for you and your family.

From information on schools to employment opportunities, hospitals, specific neighborhoods, poppin' restaurants, and more! We've got you covered.

I can't wait to meet you and help you find your new home in my favorite place in Colorado. You're going to love it here.

-Rachel

& reasons to live in

WINTER PARK

01

REASON 1

Winter Park Resort is one of the top ski resorts in the country!

02

REASON 2

Trestle bike park is one of the top mountain biking parks in the country!

03

REASON 3

Gold medal fishing in Grand County

04

REASON 4

Year round outdoor activities including hiking, biking, camping, fishing, skiing, paddle boarding, boating , rafting and endless events!

05

REASON 5

Only 90 minutes from Denver

06

REASON 6

Slower pace of life and small town living

07

REASON 7

Local community vibe and great family values. It's just different here.

08

REASON 8

No traffic! Other than an occasional moose or elk crossing!

The CEO Agent

THE NEIGHBORHOODS

Just a few favorites, this does not represent all neighborhoods

Lakota

Leland Creek

Grand Park

Rendezvous

Icebox

Stagecoach Meadows

Moose Run

Winter Park Village

Winter Park Ranch

Sunset Ridge

Winter Park Highlands

LAKOTA – WINTER PARK



Price Range: ~$1.5 M – $4 M+ (luxury homes and custom lots near the ski area)

High-end ski-area view homes and custom builds just below the resort — premium positioning commands above typical Winter Park averages.

GRAND PARK – FRASER



Price Range: ~$700k – $2.8 M+

Exclusive, limited inventory neighborhood with newer custom builds backing to open space with panoramic views, pre-existing craftsman style bungalows with charm and character, townhomes, paired homes and condos. This neighborhood has a trail system and path that leads directly to the town of Winter Park for easy access and on free bus line.

RENDEZVOUS – WINTER PARK / FRASER



Price Range: ~$900k – $6 M+

Established, amenity-rich neighborhood with townhomes, paired homes, single family and custom homesites. Set on the hillside overlooking the mountains, new clubhouse coming, incredible trail system and a ski club at the base of Winter Park Resort.

ICEBOX – FRASER



Price Range: ~$800 K – $2 M+

Smaller neighborhood with custom homes and privacy. Prices vary widely based on lot, views, and finishes. Wide array of styles and age of home.

STAGECOACH MEADOWS – FRASER



Price Range: ~$1.8 M – $3M+

Quieter neighborhood near open space with larger acreage lots ranging from 2.5-5 acres. These are all custom homes with amazing views, mature trees and still close to the town of Fraser.

MOOSE RUN – FRASER



Price Range: ~$2M – $4 M+

Mixed property types: from modest homes near town to larger estates -amazing views and privacy. Homes do not come on the market often here.

WINTER PARK VILLAGE – WINTER PARK



Price Range: ~$500 K – $2.5 M+

Condos and townhomes near base village wide pricing based on ski access, size, and finishes.

WINTER PARK RANCH – FRASER



Price Range: ~$800 K – $2.6 M+

Single-family homes on larger lots with views less turnover but solid full-time family demand.

LELAND CREEK – WINTER PARK



Price Range: ~$2.5M – $5 M+

Very high-end custom homes with expansive lots and views - among the top price brackets in Winter Park proper. Trail system throughtout neighborhood and easy access to downtown Winter Park and Wolf Park.

SUNSET RIDGE – TABERNASH



Price Range: ~$900 K – $1.9 M+

Forest-edged custom homes with mountain views and fishing/trails nearby, very close to the exclusive Devils Thumb Ranch.
Homes do not come on market often here.
Solid mix of acreage and mountain living.

WINTER PARK HIGHLANDS – TABERNASH



Price Range: ~$700 K – $2M+ (wide range)

Tabernash area homes on larger parcels with panoramic views. A little further from town and winding mountain roads. Must have 4wd in the winter here. You can get more for your money in this neighborhood-about 20 minutes from Winter Park but also close to Granby for additonal amenities .

Winter Park/Fraser

Favorite places to EAT

- VOLARIOS
- DENOS
- RANDI'S PUB
- PAELLA
- DURBAR INDIAN
- THE RANCH HOUSE AT DEVILS THUMB RESORT
- TABERNASH TAVERN
- SOLSTICE BISTRO
- PEPE OSAKAS
- FRASER VALLEY DISTILLERY
- IDLEWILD DISTILLERY
- CARVERS



Shopping/Attractions

UPTRIPPING-AMAZING ART AND LOTS OF FUN AND QUIRKY ITEMS

COOPER CREEK SQUARE- GIFT SHOPS, OUTDOOR SHOPS AND A GREAT BOOK STORE

NAKED ASPEN DESIGN-HOME GOODS AND LOCAL ART

WINTER PARK VILLAGE-VARIETY OF SHOPS

Schools in the area:

SCHOOL NAME **FRASER VALLEY ELEMENTARY**
SCHOOL NAME **EAST GRAND MIDDLE SCHOOL**
SCHOOL NAME **MIDDLE PARK HIGH SCHOOL**

Winter Park

BY THE SEASON

Winter Park sits at nearly 9,000 feet, offering true alpine living — long winters, cool summers, low humidity, and 300+ days of sunshine. Yes, it snows a lot — but it's far sunnier and drier than most expect.

winter

NOV 1-APR 30

Average High: 30°F Average Low: 5°F

Average Snowfall: ~300+ inches annually

Winter is a lifestyle here. Powder mornings, bluebird afternoons, and a community that plans around snow totals. Roads are plowed quickly, snow tires are non-negotiable, and sunshine makes even the coldest days feel manageable.

spring

MAY 1 – JUN 20

Average High: 45-55°F Average Low: 20-30°F Snowfall Possible Through May

Spring is "mud season" — ski runs linger into late April (sometimes May) as lower elevations thaw. It's quieter, slower, and loved by locals. Expect sunny afternoons, melting snowbanks, and a peaceful, uncrowded transition into summer.

summer

JUN 21 – SEP 15

Average High: 70-75°F Average Low: 40-45°F Low Humidity + Afternoon Thunderstorms

Summer is why many families make the move. Cool mornings, warm sunny afternoons, and crisp evenings that require a light jacket. No humidity. No bugs like the Midwest. Hiking, biking, live music, patio dinners, and long golden sunsets. You'll sleep with the windows open and wake up refreshed.

Fall

SEP 12 - NOV 17

Average High: 50-60°F Average Low: 25-35°F First Snow Typically October

Fall is short, stunning, and underrated. Golden aspens, crisp air, and quieter trails signal the calm before ski season. Cool mornings, bluebird skies, and true mountain magic.

My 6 favorite things about *Winter Park*

01

Being minutes from a world class ski resort will spoil you for sure! Our resort has been named in the past in the top 3 in the US for skiing and consistently ranks one of the top mountain biking resorts in the country, and only 90 minutes from Denver!

02

People here have true grit. Living here is an intentional choice and not always easy. Sometimes you have to pivot and change your plans, you learn to adapt here and live a slower pace of life.

03

We absolutely love the low key lifestyle here. If you are looking for Apsen or Vail, this is probably not the place for you. People here are real and not at all about appearances or who's who. Nobody cares. Most of us are here on purpose and chose this valley for a reason. It's quite special!

04

The proximity to Denver is another thing that sets Winter Park apart from other ski areas. Only 90 minutes from the city. AND we have a ski train that drops right at the base of resort from Union Station in Denver. Land in DIA, jump on light rail and take the train from downtown without having to fight ski traffic!

05

The sense of community in Winter Park and Fraser is something we truly value. From live music at Hideaway Park to ski weekends at Winter Park Resort,morning coffee runs where everyone knows your name and free yoga in the park.... this is a town built on connection and a shared love of mountain life.

06

All the activities that are available to us are amazing. We love spending time at our amazing local golf courses, paddle boarding in Grand Lake, camping in the national forest nearby, hiking on hundreds of nearby trails, world class mountain biking and fishing, day trips up to an alpine lake and picnics by the river!

Winter Park & Fraser Valley

FAVORITE EVENTS



Mountain top Apre + live music

TOP OF WINTER PARK GONDOLA
EVERY THURSDAY, FRIDAY AND SATURDAY
DURING PEAK SEASONS 4-7PM
GONDOLA FREE AFTER 4PM

Summer Concerts in Winter Park

RENDEZVOUS EVENT CENTER
PLAYWINTERPARK.COM
BLUES FESTIVAL, JAZZ FESTIVAL AND MORE!

Rodeo

FRASER RODEO
AND
GRANBY RODEO
SUMMER MONTHS

First Fridays at Cooper Creek

COOPER CREEK WAY
WINTER PARK, CO
FRIDAYS 6-8 PM
JUNE 19-SEPT 5

Fraser Music in the Park

DAYS AND TIMES TBD

High Note Thursdays

FREE LIVE MUSIC
EVERY THURSDAY NIGHT
JUNE 18-AUGUST 27
RAIN OR SHINE
RENDEZVOUS EVENT CENTER



Meet your *Winter Park Realtor*

WORKING TOGETHER

Whether you're chasing a ski-in/ski-out dream, a cozy second home, or ready to finally make the mountains your full-time zip code, I specialize in Winter Park, Fraser, and Grand County properties. From first-time mountain buyers to seasoned second-homeowners, I know this market inside and out.

Moving to the mountains is a lifestyle shift, not just a transaction. I help clients navigate everything from vacation home purchases to full relocations, with the local know-how to make it feel exciting instead of overwhelming.

My clients become friends, and my friends become clients. That's not a tagline, it's how I actually run my business. I treat every listing like it's my own home: staged beautifully, photographed and marketed like a magazine feature, and handled with the kind of care you'd want for someone you love. Real estate should build wealth and community, and I'm here for both.



Let's Connect!

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HOMES