

# BUSINESS & REAL ESTATE

## Market Value in Big Sky

By Will Genge, *The Sun*

One question that people coming to Big Sky always ask is, "How does the value of Big Sky compare to that of other places throughout the West?" There are many different values that one can attribute to a town such as Big Sky, from the cost of real estate to the amenities offered. Most of these valuable commodities can't be given a precise value because different people place different values on them.

Each amenity or resource has its own worth, and for some the worth of something like having a National Park in your backyard can't be valued. Living somewhere that is just a short drive from Yellowstone National Park or Grand Teton National Park is something they wouldn't trade for anything. On the other hand, to some having a city like Denver nearby means more than any National Park could.

There are also geographical factors to consider. Big Sky is isolated from other places, so searching for properties in Big Sky will typically bring you places in Big Sky. Other areas can be more difficult as they are spread out over larger areas.

Regardless of these factors, a quick look at real estate prices is informative in that it can show a general sense of the cost of living in various places.

### Vail

- Of 738 Homes sold through the 3rd quarter last year, the average sold price was \$1,441,766.

- Of 773 Condominiums sold through that same time, the average sold price was \$914,862.

### Teton County (Jackson Area)

- Of 182 Homes sold through the 3rd quarter last year, the average sold price was \$1,859,431.

- Of 163 Condominiums sold through that same time, the average sold price was \$784,056.

### Telluride

- Of 57 Homes sold through the 3rd quarter last year, the average sold price was \$3,064,584

- Of 128 Condominiums sold through that same time, the average sold price was \$1,103,591

### Sun Valley

- Of 210 Homes sold through the 3rd quarter last year, the average sold price was \$930,293.

- Of 135 Condominiums sold through that same time, the average sold price was \$891,783.

### Park City

- Of 621 Homes sold through the 3rd quarter last year, the average sold price was \$1,091,407.

- Of 593 Condominiums sold through that same time, the average sold price was \$883,064.

### Aspen

- Of 196 Homes sold through the 3rd quarter last year, the average sold price was \$4,219,872.

- Of 163 Condominiums sold through that same time, the average sold price was \$1,297,745.

### Big Sky

- Of 57 Homes sold through the 4rd quarter last year, the average sold price was \$1,467,338.

- Of 59 Condominiums sold through that same time, the average sold price was \$552,589.

While homes in ski towns aren't cheap, there are still some relative deals to be found. At its most simple level, a comparison between sold prices in various towns reveals that some are more expensive than others. This appears to be

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## Remaking a Classic

By Will Genge, *The Sun*

When building a dream home, most people like to start from scratch. Doing so provides the opportunity to customize everything and build from the ground up a house that is both practical and spectacular. Custom floor plans, unique features, state of the art gadgets, and a sense of true ownership are a part of the experience when you build a new home exactly as you dream it.

Big Sky home owners Frank and Carol Kistler were recently faced with the question of how to build their dream home. Already owning one of the first log cabins near Big Sky Resort, the Kistlers knew that they wanted to expand on the original structure while maintaining the look and feel of a log cabin.

Their idea was to simply expand the home using the same building methods and materials as the original structure. They soon realized that this would be a very challenging endeavor so they turned to Lone Pine Builders to help them turn their vision into a reality.

The original structure was a 2,000 square foot log cabin with an open floor plan. The Kistlers wanted to keep that basic idea in place, but they wanted to make a number of changes including the addition of a full master suite, additional bedrooms, recreation room, a new fireplace for the great room and outside patio, and upgrading all of the interior finishes. The final plan has added around 3,000 square feet to the home, creating the challenge of keeping cohesiveness.

The first issue that the Kistlers and Lone Pine Builders encountered in realizing their vision was that the original log structure had settled significantly in the twenty years since the home was built, making it impractical to simply add a new log structure to the existing home. Doing so would have subjected the new logs to settling, which could have caused problems with the joints where the old and new logs would have met.

This problem was solved in two ways. First, more structural support has been added to the existing beams through both steel and log supports. Second, new walls with conventional stick framing and support systems have been built. The advantage of this change is that the new walls will not settle over time. Also, the addition of drywall allows for more practical uses such as hanging pictures, as opposed to log walls.

The roof is also undergoing a full renovation. It will be a true showpiece, crafted of standing seam copper and synthetic shingles that mimic the look of cedar shakes. The new roof will provide the longevity and fire protection that roofs in Big Sky require, with a guaranteed lifespan of 50 years.

To keep the look of a log home on the outside, Lone Pine Builders attached half logs to the structure on the exterior walls. By doing this, they were able to take advantage of the existing exterior logs and keep the feel of the original home's exterior appearance. In addition, the original logs will still be part of the interior, so the home will maintain the log-cabin aesthetic that the Kistlers loved about the original home.

Lone Pine Builders also enlisted the help of local timber framing expert, John Palmer of Gallatin Timberwrights, whose experience and insight targeted several potential

engineering concerns while offering practical resolutions.

As the project progressed other remodeling issues arose, such as the need to bring the original structure up to modern building standards. The existing chimney was partially torn down and reinforced in order to be up to safety standards and preserve longevity.

The Kistlers have used the remodel as an opportunity to update the home's technology and appearance by installing modern and custom amenities. The new home will feature hand-scraped hardwood hickory floors, tumbled stone tile bathrooms, custom alder doors, smart home technology, and an architectural lighting package.

Lone Pine Builders has worked in cooperation with the Kistler's architect DuketPorter out of their hometown of Toledo, Ohio, and Beaudette Consulting Engineers to reengineer some of the weaker links in the structure and to create a new vision. This is no small feat given the difficulty of three different firms working together while over a thousand miles apart. However, the result of the cooperation has resulted in seamless and solid transition between the old structure and the Kistlers' dream home.

This is the kind of job they love at Lone Pine Builders. According to founder Brian Scott, "We look for projects that are both unique and challenging." He adds that these kinds of projects "require the attention to detail" on which Lone Pine Builders pride themselves.

The Kistler home is scheduled for completion this fall. Walking through it today you can already see the great amount of structural work that has been accomplished and although the exterior is not yet complete, you can see the easy transition and incredible cohesion of this unique remodeling project.

