

## Alpine Mountain Ranch & Club

# Year-round Steamboat hideaway: Gated reserve has 250 elk, but is 6 minutes from skiing, 7 minutes from historic downtown



On The HOME FRONT

Mark Samuelson

out how much further a dollar will go beside Steamboat's Mt. Werner, where you can tour a gated custom reserve that blends a rustic splendor with six-minute access to the lifts.

The drive from Denver to Steamboat Springs comes in a full hour less than to Aspen – 25 minutes less even if you opt for the gorgeous drive via the Wolcott/Hwy 31 route rather than merely alluring Hwy 40/Rabbit Ears Pass. Alpine Mountain Ranch & Club – by Corporex CEO Bill Butler, creator of Denver's chic new The Art Hotel – knocks a few additional minutes off that drive by its choice position beside 40 on the close side of Steamboat, adjoining the ski mountain on the north and the Tom Weiskopf Catamount golf course on the south.

The gated entry in from the highway is 6 minutes from the resort's Christie lifts, only 7 from historic downtown Steamboat's galleries, shops and laid-back dining scene, and places like Sweet Pea, where in Steamboat's glorious summers you can dine on the deck under a sprawling willow and watch big trout wandering the riffles in the Yampa River below.

That angling experience is closer still in Alpine Mountain Ranch, where the Owner's Lodge for hosting parties is set beside a stocked, aerator-equipped 4-acre pond, where what felt like a 3-pound trout took off with my number-12 grasshopper and left me with nothing but memories of the



**A luxurious walkout ranch, showcasing Alpine Mountain Ranch's views, sold this summer at \$3.625 million.**

view. The panorama – similar to the one from 38 beautiful 5-acre home sites – spans pasture where horses graze during Steamboat's Pro Rodeo, set against 900 acres of open space home to 250 elk and common sightings of moose and eagles.

"People discover Steamboat during winter, but they come here to live for the summer," says Cheryl Krumrie, sales coordinator for Alpine Mountain Ranch, who will show you those home sites and maybe even plan something special around your family's interests. Buyers who have already taken nine of those acreage sites (they're priced from \$997,500) generally imagine this as a second home, but then opt to make

it their primary residence instead, when they grasp how really accessible it is to grocery shopping (City Market 6 min.), String's Music Festival (4 min.), and Yampa Valley Medical Center (7 min.).

In this market, ranch plans accompanied by finished walkouts are the most popular (all of these sites can do walkouts). For an estimate on a finished project, a 7,000-square-foot walkout ranch with a drop-dead view of the valley sold this summer at \$3.625 million. The purchasing family gets access to Steamboat's top-rated schools (10-for-10 stars on the elementary and middle, 8-for-10 on Steamboat High), along with Alpine Mountain's 24/7 con-

cierge, which includes pick-ups from Yampa Valley airport.

Krumrie will show you where a future pool and fitness club is scheduled, and the trails and a hideaway 'Hermitage' cabin. "You don't have to leave the property to enjoy a full Colorado lifestyle," she adds. You're best off scheduling a briefing; or, if you're just dropping in, take I-70 west 55 mi. to the Dillon/Silverthorne exit, turn north on Hwy 9 and continue 37 miles to Kremmling, take a left on U.S. 40, and continue 49 mi. to the entry at Meadow Creek Drive.

*Mark Samuelson writes on real estate and business; you can email him at mark@samuelsonassoc.com. You can see all of Mark Samuelson's columns online at DenverPostHomes.com*



### IF YOU GO...

**WHERE:** Alpine Mountain Ranch & Club, 1,200-acre gated custom community beside Steamboat Resort, 5-acre view sites, 6 min. from lifts, 7 min. from dining in downtown; angler pond, clubhouse. 33105 Meadow Creek Dr, Steamboat Spgs; from Denver take I-70 west 55 mi. to Exit 205/Silverthorne, turn north on Hwy 9, 37 miles to Kremmling, left on U.S. 40, 49 mi. to entry at Meadow Creek Dr., to gate & sales center

**PRICE:** Home sites from \$997,500

**WHEN:** Visit 9-5 daily, 10-4 weekends, or call for appointment

**PHONE:** 970-875-1200

**WEB:** AlpineMountainRanchSteamboat.com