

SURROUNDED BY NATIONAL FOREST, ALPINE MOUNTAIN RANCH AND CLUB
FOCUSES ON MAKING MINIMAL IMPACT ON THE LAND AND ITS INDIGENOUS WILDLIFE

LIVING ON A WILDLIFE PRESERVE

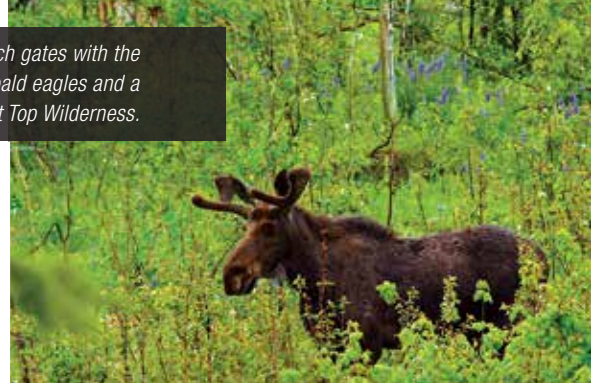
STORY BY IRENE RAWLINGS



PHOTO COURTESY ALPINE MOUNTAIN RANCH

Many of the homes at Alpine Mountain Ranch, built of wood and native stone, have a rustic ranch house look—but with soaring rooflines and big windows to capture the expansive views. The 5-acre homesites offer a ½-acre building envelope in the best location for both privacy and wildlife viewing. Because more than 900 acres of the development are a dedicated wildlife preserve, native flora and fauna are abundant.

CLOCKWISE FROM BELOW LEFT: The gate into the community was inspired by working ranch gates with the logo (brand) emblazoned in the center. A moose stands in the tall-grass meadow; moose, bald eagles and a mature elk herd live on the property. Views extend all the way to the horizon and include the Flat Top Wilderness.



**ALPINE MOUNTAIN RANCH & CLUB
IS A 1,216-ACRE PRISTINE PROPERTY**

that has historically been rugged ranchland—pastures, meadows, undisturbed grasslands, tall pine forests and thick stands of aspen—surrounded by national forest. Each of the 63 five-acre homesites is unique. Some are perched on gentle inclines or atop high ridges with views of the Flat Tops Wilderness, others are in grassy meadows or overlooking the fairways of adjacent Catamount Ranch & Club.

The development is planned as a low-density community combining privacy and spectacular views with minimal impact on the land and its indigenous wildlife—bald eagles, fox, moose and a mature elk herd. Nearly two-thirds of the ranch (920 acres) is a dedicated wildlife preserve, and each homesite borders the preserve. What's more, this lovely solitude (you can hear the elk bugle and the wind blowing in the tree tops) is just a few minutes from Steamboat Resort's "champagne" powder and downtown Steamboat Springs with its Old West vibe, along with restaurants, shops, art galleries, and theater and musical events.

"I have extensive real estate experience and know that, over time, great properties in great locations...with great views...always have great value," says co-developer Bill Butler. He's the founder, chairman and CEO of Corporex >>

BY THE NUMBERS

1,216 pristine acres

—920 dedicated to wildlife preserve and open space

5 minutes from Steamboat Resort

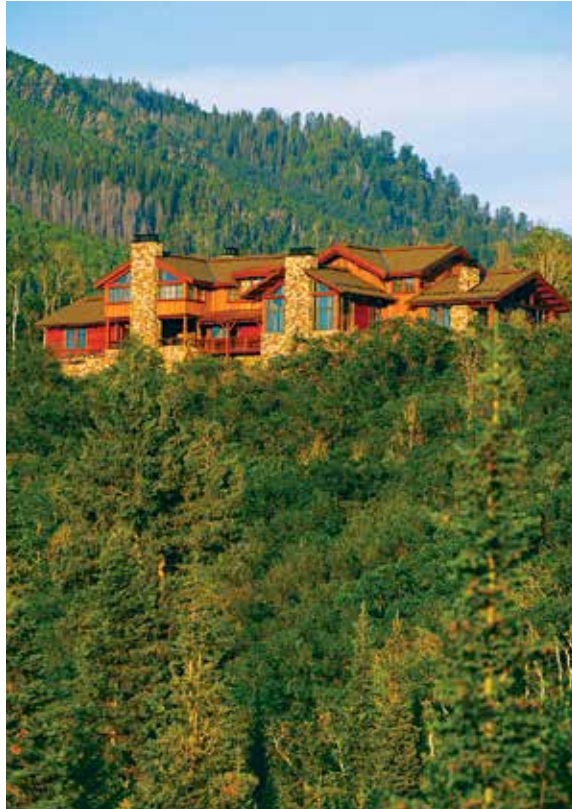
63 five-acre homesites,

with an average building envelope of 1/2 acre, from just under \$1 million to \$2.5 million

5 minutes from world-class fishing on the Yampa River

5 miles of trails for hiking, mountain biking and cross-country skiing

8 minutes from downtown Steamboat Springs



CLOCKWISE FROM TOP LEFT: Hilltop and ridge-top homesites offer magnificent views. Columbine—Colorado's state flower—bloom in profusion in the meadows on the ranch, as do larkspur, gentian, phlox and bluebells. The barn, always the center of ranch and cowboy life, houses the Equestrian Center. Homeowners can board their own horses or reserve one of the ranch's horses for rides on the more than 5 miles of trails on the property.



Companies, whose Colorado projects include the Art, a Denver boutique hotel filled with museum-quality artwork, and the Daniel Libeskind-designed Art Museum Residences (just across the plaza from the Denver Art Museum). Butler's colleague and co-developer, Andy Daly, the former president of Vail Resorts, enumerates Steamboat Springs' many sports, arts and cultural institutions—the internationally acclaimed Strings Music Festival, the weekly pro-rodeo (in summer), the Steamboat Springs Winter Sports Club—and the town's authentically Western heritage.

But, once you arrive at your home in Alpine Mountain Ranch & Club, you may never want to leave. Amenities include the Owners' Lodge, where you'll meet your neighbors and get concierge tips on the best hikes and the best places to fly-fish. The ranch's five miles of groomed trails are perfect for hiking, mountain biking and cross-country skiing. One of the trails leads to The Hermitage—a remote cabin warmed by a wood-burning fireplace. Schedule a riding lesson at the barn or bring your own horse.

"Alpine Mountain Ranch is a legacy piece of property, and I am excited to see the community mature over time," says Butler. ○

alpinemountainranchsteamboat.com

PHOTOS COURTESY ALPINE MOUNTAIN RANCH