



LUXURY REAL ESTATE

ALPINE MOUNTAIN Ranch & Club

Caught in a Daydream

Just three hours north of Denver, hiding, as it were, in the shadow cast by the peaks of Colorado's Park Range Mountains, rests Steamboat Springs: a picture-perfect vacation town where long-time locals and newcomers, cowboys and ski-bums, mingle in the upbeat bistros, dimly-lit bars and old-time Western haberdasheries that dot the streets. In Steamboat Springs, Stetson hats are sold for shade not souvenirs, authenticity oozes from every nook and cranny in town, and the Victorian-era buildings, most of them fronting the main drag of Lincoln Avenue, were built for function, not form.



| Downtown Steamboat Springs

Nestled here, in the historic Yampa Valley, is Alpine Mountain Ranch & Club: a 1,216-acre residential development conveniently close to the Steamboat Ski Resort, Catamount Golf Club, and Routt National Forest. The development features 63, five-acre homesites, 900-acres of open space and a wildlife preserve—yet is located just five minutes away from the charm of downtown Steamboat. Offering unparalleled amenities, including Owners' Lodge, on-site equestrian facilities, and access to world-class fishing, Alpine Mountain Ranch & Club is one of the most sought-after mountain-contemporary communities in the Rockies.



| Fly-fishing on the Yampa River



P

Perched at an elevation of 6,800-feet, Steamboat Springs, a former railroad town, got its name from French trappers who, after hearing the bubbling and churning of the nearby hot springs (another popular nearby activity not to be missed), mistakenly thought a steamboat was chugging up the Yampa River. Since then, lovers of outdoor lifestyle have been flocking to the Park Range foothills seeking everything from slope-side solitude to epic hiking trails to craft cocktails and fine dining.

Alpine Mountain Ranch & Club, which is relatively new to the Northwestern Colorado development scene, offers residents premium access to 1.5-miles of private, live water fishing on the Yampa River in addition to an on-site, stocked fishing lake, five miles of trails for hiking and mountain biking, an equestrian facility and a private backcountry retreat aptly named The Hermitage.

“The property is irresistible with the nature, privileges, and proximity to the resort mountain and old town Steamboat Springs. We could not be happier!”

- Russ & Tina Sherlock, AMR&C Homeowners



While there's a plethora of activities to keep nature lovers of all kinds busy through all four seasons, it's in the winter that Steamboat Springs really shows its true colors. Famed for its champagne powder, unique feathery drifts and ideal ski climate (the result of Steamboat's fortuitous position between the arid desert to the west and the moisture-magnet of the Continental Divide to the east), the conditions for winter pursuits in and around Alpine Mountain Ranch & Club truly are perfect.

