

Alpine Mountain Ranch & Club

A new look for Steamboat: With its best December snow in years, resort shows a very contemporary custom home



On The HOME FRONT
Mark Samuelson

With its best snow in years, Steamboat is luring a new cast of prospective buyers this winter: well-heeled, searching for a different ski experience than they're getting in Aspen, Jackson or Tahoe.

Steamboat offers that, along with trendy new dining and custom homes that show a more contemporary vision of mountain resort living — as in a new custom home you can tour during your Steamboat stay this weekend.

"This past week, we've seen visitor numbers that are some of the best days ever," says broker Chris Paoli with The Paoli Group, listing a sleek, lavishly appointed resort home opening this weekend at Alpine Mountain Ranch & Club, six minutes from Steamboat's base mountain.

Helping lure that visitor is the Ikon Pass, a newly introduced passport that draws skiers who've frequented other premium mountains, wanting to try something new. "We're seeing buyers who wouldn't have discovered Steamboat without it," says Paoli, just back from hosting a California couple that have been regulars at Squaw Valley. At Alpine Mountain Ranch &

Club, that buyer sees a perfect match to the mountain and to Steamboat's cowboy-chic downtown: custom homes on acreage sites, in a scenic, 1,217-acre gated community with 900 acres of open space, set between the ski area and Catamount golf club.

"We're getting two kinds of buyers now," adds director of sales Suzanne Schlicht. "Some are already sold on Steamboat

and only want to buy here; while others are touring a number of resort communities. The latter tell us we compare well, that Steamboat has a more genuine feel and is a better value."

Finding more contemporary architecture is a rarity, not just in Steamboat, but in other areas as well, says Schlicht, noting that Alpine Mountain Ranch has been proactive in updating its covenants from the dated timber-beam look that's omnipresent in resort communities.

The custom, five-bedroom, 5,700-square-foot walk-out ranch is priced at \$4.495 million. You'll see a wide-open layout with 30-foot ceilings and high windows that bring in the mountainside surrounding its 5-acre site, along with Lutron lighting, custom

built-ins and a centerpiece, two-sided natural gas fireplace. The design scheme is light-n-bright, a decided change of direction from older homes in resort areas.

When residents return for Steamboat's mountain summer, they enjoy a stocked lake, equestrian center, groomed trails and a backcountry retreat — along with miles-long access to a private, gold-medal trout reserve on the Yampa River.

Schlicht, who can show you the

IF YOU GO...

WHAT: Alpine Mountain Ranch & Club, 1,217-acre gated community beside Steamboat Resort, Catamount golf club, one luxury new-build ready on 5 acres; lake; minutes from ski lifts, downtown; private lift-base club.
WHERE: 33105 Meadow Creek Dr, Steamboat Spgs; from Denver, take I-70 west 55 mi. to Exit 205/Silverthorne, north on Colorado 9, 37 miles to Kremmling, left on U.S. 40, 49 mi. to entry at Meadow Creek Dr.
PRICE: Move in at \$4.495M, custom sites from \$1.4M
WHEN: Open today 10-4, daily 8-5, closed New Year's
PHONE: 970-846-0817
WEB: AlpineMountainRanch.com



A contemporary custom home opening this weekend at Alpine Mountain Ranch is just six minutes from Steamboat's base. Above left, interior of the luxury home.



Living area of the custom home.

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

New developments bring a new focus on lifestyle-driven communities

By Kelli Williams

Cranes are second nature for anyone that lives in the Denver Metro or surrounding area and while the sight of these tall machines isn't the most pleasant, they do resemble a healthy economy. The city of Denver continues to increase, with a population growth of over 100,000 since 2010 (according to the U.S. Census Bureau estimates). Without the ability to add more land and space, developments are the next best option to keep up with the growing demand of Denver real estate. This year, new trends were introduced regarding developments and new condos — consumers want a focus on lifestyle, not just the beauty of the unit.

Perhaps Denver was a pioneer of some new popular trends, as always being a city focused on the environment. City dwellers now more than ever want to have the feel of living in a serene environment. This includes developments incorporating parks, common outdoor space, greenery and indoor spaces that welcome the outdoors. In addition, having a space to grow your own fruits and vegetables is important, not just for those with farmland. "Green" and energy efficient features are a major plus as this means less emissions for the environment and cost savings on energy bills.



Pictured: (top-left) Tremont Place Townhomes are located in the Five Points neighborhood; (top-right) S*Park is a new development in the RiNo neighborhood; (bottom-left) Bellaire 6 is an upcoming development located in Cherry Creek; (bottom-right) BridgeCreek Townhomes are located at Hampden South. All developments shown are listed by LIV Sotheby's International Realty.

The term of this increasingly popular trend to focus on health and the environment is being referred to as "wellness lifestyle real estate." The Global Wellness Institute (GWI) defines this as "homes and buildings

proactively designed and built to support the holistic health of their residents." The rise of this focus is enormous — a GWI report from 2017 claimed that wellness lifestyle real estate globally marketed at \$119 billion, growing at a

quick 9% increase each year. This rapid growth means that demand for a lifestyle driven community will continue and condo/townhome shoppers are willing to pay price premiums for the full package.

The future of real estate will continue to shift as consumers' needs change. LIV Sotheby's International Realty is dedicated to staying up-to-date with current trends to ensure Colorado residents are able to truly LIV the Life They Love.

LIV Sotheby's International Realty showcases a variety of new developments in the Denver area and throughout Colorado. A few examples of these developments, specifically with lifestyle driven communities are S*Park in RiNo, Bellaire 6 in Cherry Creek, BridgeCreek Townhomes at Hampden South, and Tremont Place Townhomes in Five Points. Each of these new developments feature community additions and offerings such as a vertical greenhouse and urban soil farm at S*Park, access to Whole Foods and various recreational opportunities with BridgeCreek Townhomes, being the center of a new redevelopment district with Bellaire 6, and close access to Downtown Denver with Tremont Place Townhomes.

To learn more about these and other LIV Sotheby's International Realty developments, visit Developments.LIVSothebysRealty.com. To service all of your real estate needs call 303.893.3200 or visit our website www.LIVSothebysRealty.com.