

Alpine Mountain Ranch & Club

Steamboat at the tipping point: Well-traveled buyers see value in homes on acreage at Alpine Mountain Ranch & Club

*On The HOME FRONT*
Mark Samuelson

Steamboat, long coveted for its rolling ski mountain and laid-back ambiance, is seeing a new class of buyer arriving now from Silicon Valley, L.A. and Seattle.

They've explored pricey resorts like Aspen and Jackson Hole, and they're sensing value in Steamboat's one-of-a-kind mix of skiing, scenery and chic shopping and dining.

Five minutes from downtown, you can tour a new home at Alpine Mountain Ranch & Club this weekend that shows the appeal: \$4.495 million for five bedrooms, 5,700 square feet, in a lavishly appointed, custom walkout ranch on 5 scenic acres.

You could be in by Thanksgiving, becoming part of a 1,200-acre enclave that adjoins the ski resort and Catamount Golf Club.

"Steamboat is at the tipping point now," says broker Chris Paoli with The Paoli Group, who has watched the market here for 16 years.

A high-end buyer who came for the famous slopes in those days didn't see Aspen-quality dining.

"Now, 16 restaurants have opened over the last five years,"

says Paoli — Aurum, Cloverdale, and Table 79 among others. Steamboat's cowboy-chic downtown is showing major capital improvements, just as the ski resort has been acquired by Alterra Mountain Company.

That's giving a whole new way of looking at Alpine Mountain Ranch & Club to monied buyers from California, who've already shopped pricey resorts farther west.

"They come here and are impressed by the quality of home and the attractions," says Alpine

Mountain director of development Bob Dapper, pointing to a 3½-acre catch-n-release lake flanking the Ranch's equestrian center, where I joined visiting brokers for a trail ride.

Those are matched to a private 1.5-mile angler's lease for owners along the Yampa, and by an owner's ski club at the base of Steamboat's Christie lifts — six minutes away, closer than downtown.

Director of sales Suzanne Schlicht says buyers particularly like the contemporary feel of architecture expressed by builders here.

"Buyers in this price range show a marked preference for modern design, while a lot of resort areas are restricted to the dated mountain look," she noted.

You'll see that styling on two custom homes on view, each a walkout ranch with spectacular suites and guest accommodations — one ready for pre-holiday move-in; a second at \$4.95 million with a casita off the master, ready next June.

"You can't find this in comparable markets for that pricing," says Paoli, noting that with direct flights to Steamboat from SFO and other tech capitals now, Colorado buyers

IF YOU GO...

WHAT: Alpine Mountain Ranch and Club, 1,200-acre gated community beside Steamboat Resort, Catamount Golf Club, one ready for move-in on 5-acre site, 360-views; lake; minutes from ski lifts, downtown; lift-base club

WHERE: 33105 Meadow Creek Dr, Steamboat Spgs; from Denver, take I-70 west 55 mi. to Exit 205/Silverthorne, north on Hwy 9, 37 miles to Kremmling, left on U.S. 40, 49 mi. to entry at Meadow Creek Dr.

PRICE: Move by Thanksgiving at \$4.495M, custom sites from \$1.4M

WHEN: Visit 9-6 daily, 10-4 weekends, or call for appointment

PHONE: 970-875-1200

WEB: AlpineMountainRanch.com



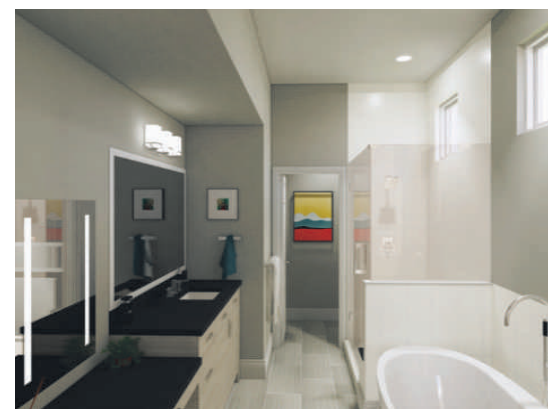
Alpine Mountain Ranch & Club is arrayed across 1,200 acres adjacent to Steamboat Resort. Above left, a luxurious walkout ranch that's on track for move-in by the holidays.



A second custom ranch set for completion in late spring.

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.

Luxury living in the center of it all at Acoma Reserve, located in the Golden Triangle



Pictured: Acoma Reserve in the heart of the Golden Triangle. Listed by LIV Sotheby's International Realty brokers, Deviree Vallejo and Liz Richards.

By Kelli Williams

Acoma Reserve is a new development in the Golden Triangle neighborhood, providing glamour and style in one of Denver's most popular areas. There are currently six units starting at \$1,150,000 that offer open layouts, ample natural light, spacious rooftop decks with downtown views, oversized two car garages, privacy, and the ability for the buyer to customize their finish selections. LIV Sotheby's International Realty brokers Deviree Vallejo and Liz Richards listed this new development of three-bedroom,

three-and-a-half-bathroom duplexes that provide the feel of a single-family home.

Positioned at the intersection of Acoma Street and W 10th, just south of downtown Denver, Acoma Reserve is sprinkled with contemporary architecture and historic charm. From the eclectic food, to the local art and music, these new developments are located in the sought-after Golden Triangle neighborhood, with so many offerings only a few blocks away. Close by you will also find high-end grocery stores and shopping, parks, schools, and cafés.

Providing privacy and space,

the project consists of three duplex buildings, which means every home is an end unit with abundant light from all sides. Each of these luxury-designed townhomes are 2,440 square feet and feature an attached two-car garage, three bedrooms, three-and-a-half bathrooms, and a rooftop deck. The beautiful standard features include quartz countertops, Kitchen Craft cabinets, designer tile, hardwood flooring, and Viking appliances. One highly unique and valuable option is the ability to add an elevator.

"There are so many buyers today who want to live in a multi-

level, urban area, but do not want to commit to three flights of stairs day in and day out," added Richards. "Acoma Reserve has taken that into account and all units (based on timing) can add an elevator. Moreover, the builder, MoonStar, really goes the extra mile to assist buyers in making their space their own."

Every Acoma Reserve buyer will have the opportunity to truly custom-design their home by meeting with the design team to select finishes, appliances, and any additional specialty upgrades.

"This is not a cookie-cutter project, which is really appealing to today's stylish buyers. From the

business-casuals to the artists, you'll find your place at Acoma Reserve," said Vallejo.

Units are currently under construction and the sales team will be offering hard hat tours today from 11:30 to 1:30pm. Please wear closed-toed shoes if you plan to tour. To learn more about the project visit acomareserve.com. To schedule your tour or discuss options further, contact Deviree Vallejo at 303.931.0097 or Liz Richards at 303.956.2962. To list your home for sale with LIV Sotheby's International Realty, visit livsothebysrealty.com or call 303.893.3200.