

# DESIGN + BUILD

PROGRAM OVERVIEW



**ALPINE MOUNTAIN  
RANCH & CLUB**



STEAMBOAT SPRINGS, COLORADO

# CONTENT

**DESIGN + BUILD** 7  
Program Overview  
Exclusive Benefits  
Timeline

**SERVICES** 8  
Development and construction management  
Architecture, engineering and design  
Construction  
Owner instruction services

**CUSTOM HOMES** 12  
LOT 18  
LOT 12  
LOT 15  
LOT 19

**UNDER CONSTRUCTION** 28  
LOT 17  
LOT 44

**AMENITIES SNAPSHOT** 36  
*Winter*  
Ski-in/Ski-out  
Snowshoe  
Nordic Ski Trails  
Snow Tubing Hill  
*Summer*  
Equestrian Facilities  
Gold Medal Fly Fishing  
Golf  
Stocked Fishing Lake  
*General*  
900 Acres Dedicated Open Space  
Owners' Lodge  
Guest Cabin  
Internal Domestic Water System  
National Forest Access  
Spa Amenities  
Concierge Services  
Limited Governance  
Gated Privacy  
Community  
Special Events







## DESIGN + BUILD

### PROGRAM OVERVIEW

Alpine Mountain Ranch & Club provides design + build services to ranch homeowners. Services include comprehensive development, project management, architectural design and management, engineering, and construction management functions. We work hand in hand with independent architects and contractors on behalf of owners. Innovative design and high quality, efficient construction execution are included in fees.\*

### EXCLUSIVE BENEFITS

We provide schematic architecture, site positioning and engineering, permit review, Design Review Board submissions and approvals, and budget generation—all essential to developing a platform for quality home building choices and decision making.

### TIMELINE

As builders, we deliver most homes within a 15 to 18-month expedited timeline from ground-breaking, reducing building costs, saving interest expense on loans used for construction payments and reducing site management durations and association costs. Such delivery provides owners with significant value compared to managing a home building project on their own. Our team will expertly manage day-to-day details and timelines, delivering maximum quality, value, and oversight of your project.

*\*Pricing and availability subject to change without notice.*

# SERVICES

## PRE-CONSTRUCTION

- Management of architectural and engineering design
- Permit procurement
- Design Review Board approvals
- Budget generation
- Bid analysis
- Value engineering options
- Project schedule development





## SERVICES

### CUSTOM HOME BUILDING

- Development- Construction Management
- General contracting services
- Negotiation of subcontracts
- On-site project supervision
- Site logistics
- Detailed review of monthly pay applications
- Monthly financial reporting and project forecasting
- Change management
- Operating and maintenance manuals
- As-built drawings

# CUSTOM BUILT HOMES

LOT 18 – SOLD  
Listed at \$5.175M

## ARCHITECTURE: MOUNTAIN-TRANSITIONAL

Contemporary forms are created with traditional materials in Mountain-Transitional design. Sprung arched roof forms complement old world timber on this mountain-transitional home, setting the tone for its creative style with colors complimentary of the surrounding environment.







# CUSTOM BUILT HOMES

LOT 12 - SOLD  
Listed at \$4.95M

## ARCHITECTURE: MOUNTAIN-CONTEMPORARY

Mountain Contemporary styled homes include efficient floor plans with an emphasis on integrating indoor and outdoor living spaces. Simplistic building footprints focus on main level living and low maintenance carrying cost. These efficiencies leave room for a higher level of sophisticated details, finishes, and craftsmanship.



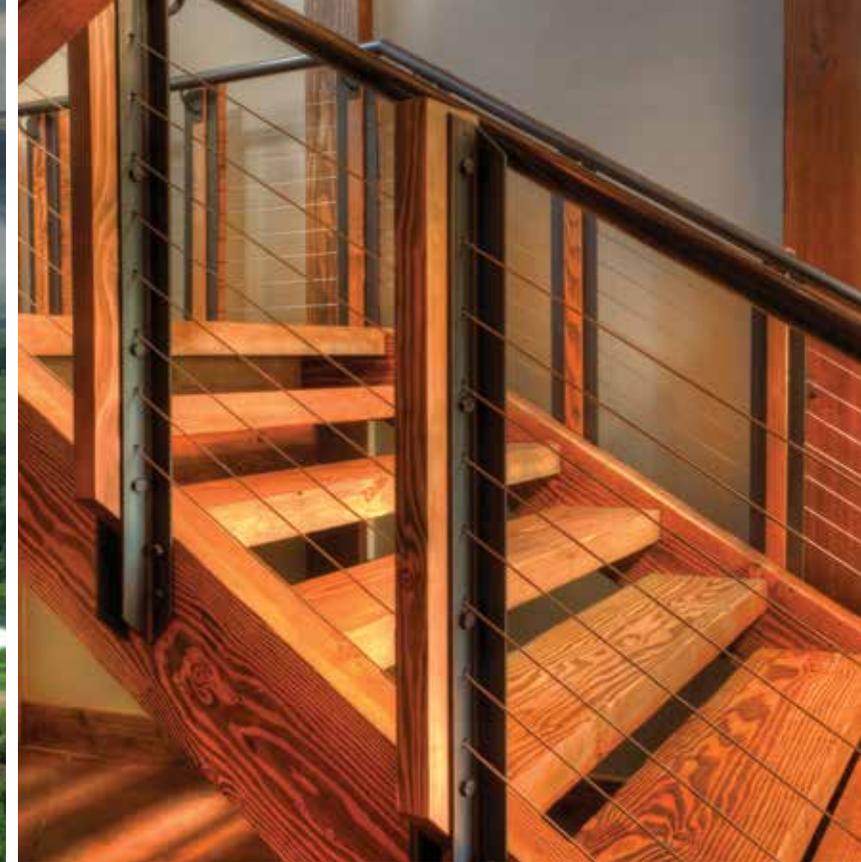


# CUSTOM BUILT HOMES

LOT 15 – SOLD

## ARCHITECTURE: MOUNTAIN-TRADITIONAL

Traditional Mountain style tastefully merges the aesthetics of the surrounding environment with natural materials—a style of classic craftsmanship desired in most mountain homes. Expansive views, oversized decks and an emphasis on bringing the outdoors “in,” make this timeless style highly desirable for Steamboat homes.



# CUSTOM BUILT HOMES

LOT 19 - SOLD  
Listed at \$4.150M



## ARCHITECTURE: SCANDINAVIAN

Scandinavian design features embrace clean simple lines, minimalism, and functionality without sacrificing beauty. Interiors spaces, free of clutter and ornamentation, feature an open plan with flexible spaces that can accommodate a variety of activities, rather than serving just one function.



# UNDER CONSTRUCTION

LOT 44

Listed at \$5.965M

## ARCHITECTURE: MOUNTAIN-TRADITIONAL

Traditional Mountain style tastefully merges the aesthetics of the surrounding environment with natural materials—a style of classic craftsmanship desired in most mountain homes. Expansive views, oversized decks and an emphasis on bringing the outdoors “in,” make this timeless style highly desirable for Steamboat homes.





# UNDER CONSTRUCTION

LOT 19

PRICE COMING SOON!

## ARCHITECTURE: MOUNTAIN-CONTEMPORARY

Mountain Contemporary styled homes include efficient floor plans with an emphasis on integrating indoor and outdoor living spaces. Simplistic building footprints focus on main level living and low maintenance carrying cost. These efficiencies leave room for a higher level of sophisticated details, finishes, and craftsmanship.





GOLD MEDAL FISHING



OWNERS' LODGE



GOLF



CROSS COUNTRY SKI



SKI-IN/SKI-OUT



GUEST CABIN



SPA AMENITIES



COMMUNITY



EQUESTRIAN FACILITIES



SNOWSHOE



SPECIAL EVENTS



RECREATION

# MEET THE TEAM



“ Hi, I’m Suzanne! I look forward to speaking with you about purchasing or building a home. ”

## SUZANNE SCHLICHT

SENIOR VICE PRESIDENT AND DIRECTOR OF SALES

Suzanne Schlicht, a 30-year Steamboat Springs resident, joined Alpine Mountain Ranch & Club in 2018, bringing with her deep-rooted experience in publishing, sales and marketing, and C-suite level leadership of media companies. She is a license real estate broker with Colorado Group Realty on The Paoli Group team. Schlicht has extensive civic leadership experience within the Steamboat Springs’ community including her current position as a director at Yampa Valley Bank and past positions as president of the Steamboat Springs Chamber, the Rotary Club of Steamboat Springs and Routt County United Way. Suzanne has a true passion for welcoming visitors and newcomers to the community and for preserving Steamboat Springs’ genuine Western hospitality that inspired her to raise her family in the community. She enjoys horseback riding, trail running, snowshoeing and skiing Steamboat’s famous Champagne Powder.



Suzanne is a licensed real estate broker with Colorado Group Realty.

Just as important as the architect and engineers designing your home, so is the on-site Alpine Mountain Ranch & Club team, there to assist you in your home-building process, every step of the way.



## BRITTANNY HAVARD

DIRECTOR OF MARKETING AND PUBLIC RELATIONS

A ten-year Colorado resident, with a distinct passion for travel and the outdoors, Brittany Havard is the Director of Marketing and Public Relations at Alpine Mountain Ranch and Club. Brittany brings extensive marketing and real estate experience to the team, having previously led the public relations efforts at LIV Sotheby’s International Realty, the #1, top producing Sotheby’s International Realty affiliate in the world, by sales volume. Havard strives to continuously elevate the marketing, public relations and overall operations strategy of the community.

## JAMIE CURCIO

LEED AP | DIRECTOR OF CONSTRUCTION

Jamie Curcio, born and raised in Steamboat Springs, has found career success in construction and project management. He holds a Construction Management degree from Colorado State University and has nearly 15 years of professional experience in multiple sectors of the industry. He has played a significant role in the construction and planning of some of the most prominent buildings and developments in the Steamboat Springs area, including One Steamboat Place, the Jan Bishop Cancer Center, and the Deer Park Road corporate building. Since joining the Alpine Mountain Ranch team, Jamie has successfully completed two luxury custom homes and is currently building a third home and working on a project that would expand the ranch amenity building inventory.





## NEXT STEPS

1

SCHEDULE YOUR COMPLIMENTARY CONSULTATION

2

SELECT YOUR HOMESITE

3

EMBARK ON YOUR HOME BUILDING JOURNEY

CONTACT US TODAY!

Suzanne Schlicht, Senior Vice President and Director of Sales

970.846.0817

[sschlicht@alpinemountainranch.com](mailto:sschlicht@alpinemountainranch.com)



[alpinemountainranch.com](http://alpinemountainranch.com)

@alpinemountainranch

970.875.1200

Visit our Sales Center: 33105 Meadow Creek Dr. • Steamboat Springs, CO 80487