

EDGEMONT TOWNHOMES



View from Townhome Unit 1



Edgemont is proud to announce the addition of four spacious townhomes to our slopeside offering.

With access to shared amenities at Edgemont and your own private amenities in the townhomes, there is something for everyone.

Premier Location

- Steps from the slopes
- Terrific views of the slopes, Yampa Valley and the Flat Tops
- Easy access to mountain village

In-Residence Amenities

- Four or five bedroom floorplans
- Over 3,000 square feet of living space
- Two car garage
- Private hot tub
- Backyard firepit
- Large family room with wet bar
- Elevator in residence

Plethora of Shared Services and Amenities

- 275 feet of ski frontage
- Outdoor salt-water pool and hot tub
- Fitness Room
- Men's and Women's changing room with showers and lockers
- Large gas firepit for roasting smores and watching skiers pass by
- Owners lounge with fireplace, family games and stargazing telescope
- Wet bar and hot beverage center
- Shuttle service throughout Steamboat
- Concierge service
- On-site property management



EDGEMONT

STEAMBOAT SPRINGS
COLORADO

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EDGEMONT TOWNHOME FAQ



When will construction start and be complete on the townhomes?

Construction on the townhomes will start spring 2012 and be complete spring 2013. Due to financing terms, three townhomes must be under contract in order to start construction.

Can I use Edgemont prior to my townhome being complete?

Yes, while construction is under way on your new home you may stay in one of our beautiful residences in the Edgemont Ridge Building. At the developer's cost, you and your family may stay for up to two weeks in the winter and two weeks in the summer.

Is financing available for my purchase?

Yes. Your purchase can be financed. We recommend that you speak with one of our Preferred Lenders, as each of these lenders has done an in-depth review of Edgemont. Each of these lenders offer unique and competitive loan programs.

Is parking available?

Each townhome will have a private two car garage.

How do I access the ski slopes?

Access to skiing is only steps away. A short walk between the Edgemont Ridge and Bear Claw buildings and you will be on the slopes.

Can I rent my townhome?

Yes, you can do so in any manner you choose. As a courtesy to our townhome owners we will provide you with a list of local rental management companies that specialize in the Steamboat rental market.

Where do I store my skis?

Your townhome will come complete with a storage area in the garage for all of your recreational equipment.

What do my monthly homeowners' association dues cover?

Your HOA dues cover the following:

Common Areas:

- Maintenance and operations of the areas in the Ridge Building available for use by the townhome owners, including the owners' lounge, pool area, firepit and fitness room.
- Homeowner Services (including but not limited to): concierge service, bell service and seasonal shuttle service.

In-Residence:

- 150+ Channels of DirectTV
- Wireless internet access
- Inspection and maintenance of elevator in unit
- Phones (local and national long distance)
- Trash removal
- Water and sewer
- Insurance – HOA covers everything except your individual furnishing and liability coverage
- Snow removal
- Landscaping maintenance
- Property security
- Property reserve

What other fees are associated with owning a Townhome at Edgemont?

Owners will be responsible for homeowners' association dues, annual property taxes, gas, electricity, any city imposed assessments, contents insurance and any other future costs approved by the HOA.