

INSIDE: Your guide to the Steamboat Wine Festival + Cordillera Home & Garden Tour

MOUNTAIN LIVING[®]


THE ROAD TO RECOVERY

An up-close look at today's mountain real estate markets

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THE REAL ESTATE ISSUE

Why now may be the right time to buy

A scenic landscape photograph of a river flowing through a valley. The river is in the foreground, reflecting the sky and the surrounding greenery. The middle ground is a lush green valley with tall grasses. In the background, there are rugged mountains with sharp peaks, some of which are illuminated by the warm light of a sunset or sunrise. The sky is filled with soft, golden clouds.

So you're looking for a....

... home that's a stone's throw from the slopes?
Cozy cabin in the woods? Or in-town pad that's steps
away from all the action? We searched the West for
luxury residential developments to suit every taste,
and here, we bring you the best of them.

STORY BY **NANCY RICHMAN MILLIGAN**

3 CREEK RANCH, Jackson, Wyoming

fly-fishing retreat

MARABOU, Steamboat Springs, Colorado Two private miles of gold-medal fly-fishing along the Elk River and more than 10 acres of ponds draw anglers to this scenic spot. The community's 62 homesteads average a generous 6 acres, leaving almost 75 percent of Marabou's 1,717 acres dedicated in perpetuity to open space.

Residents enjoy horseback riding, nearby skiing with a private retreat on the slopes, a lodge with fine dining, a spa on the water's edge, fitness center, outdoor pool and hot tubs, movie theater and 20 miles of multi-use trails. Six cabins on the river accommodate guests or owners waiting for their homes to be built.

VITALS Homesteads are priced from \$1.8 million to \$5.4 million. 970-879-7919, marabouranch.com

3 CREEK RANCH, Jackson, Wyoming This enclave is a true fisherman's paradise, with miles of world-class fly-fishing on blue-ribbon spring creeks and a private cutthroat trout sanctuary. Homesites are available near the plentiful creeks and ponds that run through the 710-acre ranch, located just five minutes from downtown Jackson.

Residents have access to an on-site fishing coordinator and equipment, as well as a resident naturalist who orchestrates the community's Outdoor Pursuits Program. A private golf club boasts a scenic 18-hole course, plus an elegant dining room, state-of-the-art fitness center and heated outdoor pool.

VITALS Half-acre homesites sell for \$759,000 to \$1.7 million; 2- to 5-acre sites are \$1.1 million to \$4.5 million; and a 35-acre ranch site is listed for \$6.25 million. Some completed homes are available for resale from \$2.6 million to \$4.5 million. 888-920-9292, 3creekranch-jh.com

BLACKHAWK ON THE RIVER, McCall, Idaho Fishing enthusiasts will love this riverfront community's five miles of protected frontage along the sandy beaches of the Payette River and 13 miles of braided side-channel fish habitat with rainbow and brook trout.

Homes overlooking the river reflect the rugged landscape with architectural details like reclaimed wood, hand-forged metal and quarried stone. But that's where rugged stops; amenities include the 10,000-square-foot River Lodge, complete with a pool, fitness center, spa treatment rooms and Naturalist Center. The conservation-oriented community is also home to a 364-acre wildlife preserve and McCall's only equestrian center, which offers riding in indoor and outdoor arenas and on miles of trails.

VITALS Custom homesites (averaging three quarters of an acre) range from \$190,000 to \$500,000. Three-bedroom homes from 1,400 to 1,800 square feet are priced from \$450,000 to \$650,000. Fractional ownership of 12 fully appointed, 2,800-square-foot residences begins at \$175,000. 208-630-5070, blackhawkontheriver.com

So
you're
looking
for a...

home on the slopes

ONE SKI HILL PLACE, Breckenridge, Colorado Located at the base of Peak 8, this brand-new, five-story mountain lodge features ski-in/ski-out convenience and opulent, fully furnished condominiums that range from studios to four-bedroom units.

Residents enjoy an array of thoughtful amenities, including 24-hour front desk service, a restaurant and lively après-ski bar, ski lounge with private locker room, aquatics and fitness centers, movie lounges and a bowling alley. Heated underground parking is available, and for those who'd rather not drive, there's shuttle service to town.

VITALS Opened in the spring of 2010, the lodge offers studios and one-, two-, three- and four-bedroom condos, from 500 to 1,905 square feet. Prices range from \$665,000 to \$2.395 million. 888-652-9120, oneskihillplace.com

FLAGSTAFF AT EMPIRE PASS, Deer Valley, Utah This ski-in/ski-out condominium lodge is a new addition to the slopes of Empire Pass, offering 37 luxe two-, three- and four-bedroom units. Inside these well-planned residences are distinctive features including glass-enclosed sitting rooms, multiple fireplaces and elegant spa bathrooms.

Five thousand square feet of owner amenities include a cozy great room, pub and exercise room. Owners also enjoy daily continental breakfast and après-ski treats, a fire pit and spa pool just steps from the slopes, plus a full-time concierge. Membership to the exclusive Talisker Club, which offers access to even more world-class skiing, is also part of the deal.

VITALS Recent incentives have discounted prices by 40 percent. Condos ranging from 1,700 to 3,000 square feet are now priced at \$1.5 million to \$3.6 million. 435-640-6346, flagstaffatempirepass.com

ONE STEAMBOAT PLACE, Steamboat Springs, Colorado Step out your door and onto the slopes from this relaxing resort, a contemporary rendition of the Old West with reclaimed timber, hand-cut stone and weathered metal. Residences include three- and four-bedroom luxury units from 3,500 to 4,700 square feet.

Après-ski amenities include a soothing spa (where mountain flowers and spring water are incorporated into relaxing treatments); a fitness center, pool and hot tubs; on-site dining at the Truffle Pig, plus ready-to-cook meals from the Truffle Pig pantry; a market offering artisanal groceries and boutique wines; a private wine cellar; ski valets and a full-service concierge; and transportation around town.

VITALS Ownership options include whole ownership starting at \$3 million and fractional ownership starting at \$370,000. 866-599-4626, onesteamboatplace.com