THE REAL ESTATE COMPANY
MOUNTAIN DIVISION
CO

WILDS 360
WINTER PARK
COLORADO

ROAM

A NEW KIND OF MOUNTAIN COMMUNITY

PRESENTED BY:
The Real Estate Company

Ken & Carla Boenish | Owners - Brokers
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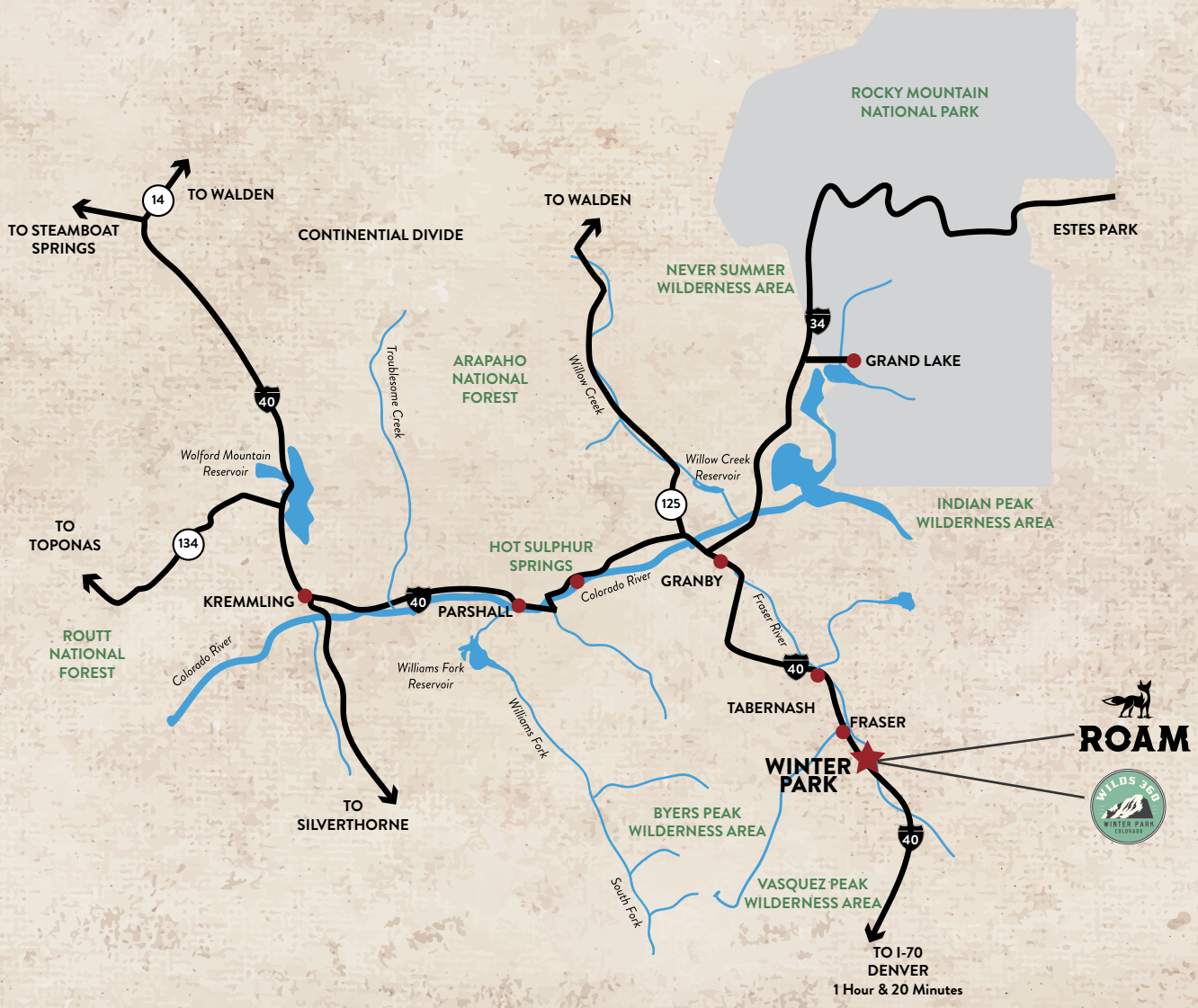


LOCATION
105.700930° W | 39.914410° N

ELEVATION
9,121'

MOUNTAIN LIVIN' WITHIN REACH

Welcome to the best of both worlds. Tucked away one hour and 20 minutes from the big city, where the air is clear, the spaces are open, and the snow is fresh. This is Winter Park, where live, work, play is more than a motto. It's a way of life. And, it's so easy to do.

There's high-speed connectivity when you need it. In Winter Park you can get it done and then get out in it. With 600 miles of trails to explore, legendary fly fishing, North America's top ski resort, and the best snow in the state, adventure is calling and there's nothing holding you back.

Winter Park has the "Best Snow in Colorado*" and now is the time to discover a life here.

"We are Colorado's Top Adventure Town**"

*According to zrankings
** Elevations Outdoors

WINTER PARK COLORADO

WHY CHOOSE WINTER PARK?

Easy access to Denver, on-line and on-the-road
Your work-from-anywhere home base has the technology infrastructure you need. Want to pop down to the city? Go ahead—it's smooth sailing in and out of the mountains, no tunnel traffic required.

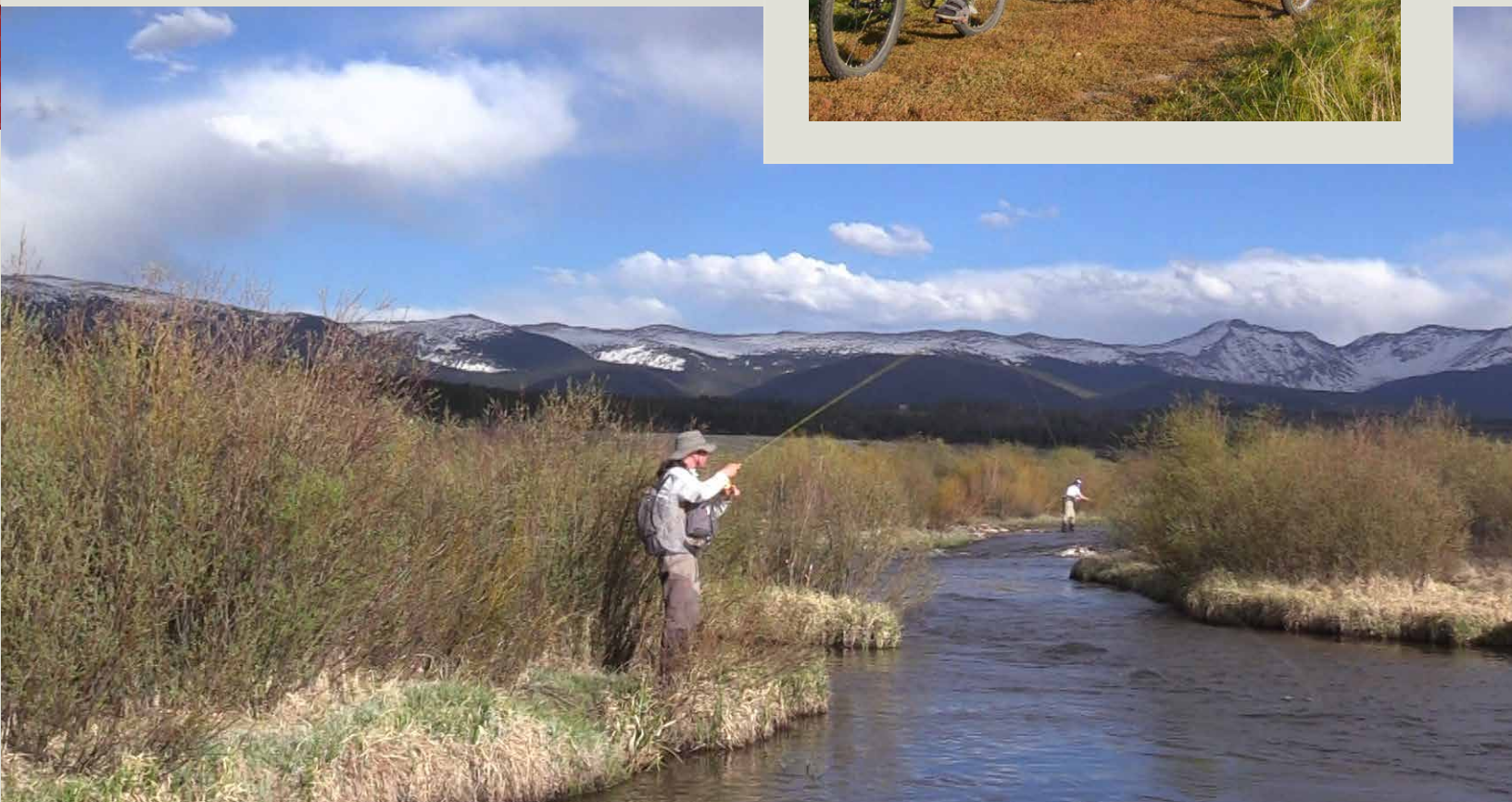
North America's top ski resort
The accolades pile up like the snow, which just happens to be the best and the deepest in Colorado.

Less expensive than other Colorado mountain towns
A supportive community grounded in local businesses and sustainable ethics.

Year-round outdoor adventure in Grand County
Winter is just the beginning! Winter Park is located in Grand County, where 70 percent of land is public. You'll find 600 miles of trails, spectacular mountain biking, legendary fly-fishing and so much more.

The Fraser River runs through it
Anglers enjoy the first main tributary of the Colorado River with its delightful mix of small- and large-stream fishing.

Discover your adventurous mountain life in Winter Park.



BLAZE YOUR TRAIL IN WINTER PARK

A place to relax, recharge and explore. 65 days or 365 days a year. (We suggest the latter.)

ROAM is the first development of its kind in this magical pocket of the Colorado Rockies. Located on the south end of the town of Winter Park, ROAM is the first place you'll pass on your way into town from Denver which makes that city-to-mountain commute even easier.

It's here, just down the road from North America's top ski resort and surrounded by national forest, you'll find our walkable neighborhood with distinctive properties, easy access to trails, and a convenient stroll to all of Winter Parks entertainment and amenities.

In other words, you can ROAM close to home or way out in the wilderness. Either way you'll find exactly what you've been looking for.

ROAM is designed for work, play and life. That's what makes it so different from other resort town communities. We like to say that this is mountain living within reach.

HERE'S WHAT YOU'LL FIND IN ROAM:

A walkable design so you can ROAM anywhere. To dinner, to town, to a friend's house, to your favorite fishing hole, or access hundreds of miles of trails, right from your home.

A seamless work-from-the-mountains setup with our new gig fiber from CenturyLINK bringing 100% fiber connectivity through the community and into each home.

Distinctive homes and floor plans that suit diverse needs and lifestyles.

Open space. Almost 70 percent of ROAM's footprint will be retained as open space.

Easy access to America's top ski resort with 3,000 ski-able acres and 3,000 vertical feet.

And be assured, as locals and stewards of this special place, we've paid special attention to the land here. We are guided by green, eco-conscious principles. We're starting off right with a project that will help restore our valley's beautiful Fraser River, a portion of which flows right through ROAM.

THIS IS ROAM. WE LOOK FORWARD TO WELCOMING YOU HOME.

A NEW KIND OF MOUNTAIN COMMUNITY

"Surrounded by high mountain topography, steep grades, and incredible natural scenery, Winter Park has maintained its small town charm and active outdoor lifestyle since the late 1920's."

WILDS 360, BY BONANZA HOMES LLC

Within ROAM, you'll find Wilds 360, a collection of residences designed specifically for mountain living. These mountain modern single family homes are built for an active Colorado lifestyle. It's what we like to call peak living where high altitude adventurers come home to gather and recharge for tomorrow.

If enjoying the outdoors is why you're here, take a look at Wilds 360 in ROAM.

LOW-MAINTENANCE, LUXURIOUS LIVING

PERFECT FOR A PRIMARY OR SECOND HOME MOUNTAIN GETAWAY

MODERN SMART HOME TECHNOLOGY AND HIGH-SPEED CONNECTIVITY

NO-HASSLE COMMUTE TO AND FROM DENVER

EASY ACCESS TO MOUNTAIN ADVENTURES AND WILD SCENIC SPACES

THREE PRIVATE OUTDOOR SPACES INCLUDING A ROOFTOP DECK WITH MOUNTAIN VIEWS

And then there's the virtually unlimited recreational activities in Grand County. From a casual meadow stroll to full-steam adrenaline rush, it's all easily accessible from Wilds 360.

DESIGNED FOR MOUNTAIN LIVING

TOP FEATURES OF WILDS 360

THE HOME

Conveniently located in ROAM at the south end of Winter Park, your home at Wilds 360 features:

- **Three levels of carefree, luxurious living**
- **Fresh, mountain modern design**
- **Three private outdoor spaces**
  Including a rooftop deck with snow-melt system, open air roof and community dark skies design for stargazing, ski resort/continental divide views, and option to add a rooftop bar, outdoor kitchen.
- **Spacious, open gourmet kitchen with premium stainless steel appliances and ample pantry**
- **Large dining area designed for gathering with friends and family**
- **Premium standard finishes include**
  Knotty alder doors and trim, wood cased windows, hand troweled walls, luxury vinyl tile floors with hardwood option, in-floor radiant heat,open staircase with cable railing, insulated, and heated garage.
- **Forest and wetland views from the master bedroom**
- **Spectacular views of the continental divide and ski area from your private roof-top deck**

And it's always worth mentioning, Wilds 360 in ROAM is an easy stroll to town or the Fraser River Trail and an easy 70-mile commute to and from Denver.

THE TECHNOLOGY

Everyone has different needs for smart home technology. Whether it's a home office, entertainment system, or a tablet interface with voice control, our smart solutions make managing your home simple and efficient, no matter where you are:

- **WiFi enabled door locks**
- **Smart heating control system**
- **New gig fiber from CenturyLINK**
  Bringing 100% fiber connectivity through the community and into each home, delivered within minutes of moving in.

THE OUTDOORS

Right here or just down the road:

- **Shops, restaurants, and bars**
- **Summertime concerts & events**
- **Movies, bowling, and fun activities**
- **Winter Park Ski Resort and Mary Jane**
  Ski or ride North America's top ski resort with Colorado's best snow.
- **The Fraser River Trail**
  Connects town to the ski resort, as well as a conduit to 600 miles of trails through national forest for hiking, mountain biking and Nordic skiing.
- **Fraser River**
  World-class fly fishing is literally steps away with private and semi-private access in ROAM.
- **Mountain Bike Capital USA**
  Some of the most spectacular biking in the west is right here in Winter Park, aka, Mountain Bike Capital USA.
- **Devil's Thumb Ranch Resort**
  #1 cross-country ski resort in North America and 5-star dining, horseback riding, and more.

JAMES PEAK

FLOORPLAN

Smart home technology

High-speed connectivity

In-floor radiant heat

First level recreation room
or guest suite

Third level master, plus two bedrooms
or master/junior master option

Premium finishes

Three private outdoor spaces

Rooftop living deck with incredible
Continental Divide views, hot tub
ready and snow-melt system

Backs to wetland and wild spaces

FLOOR PLAN - JAMES PEAK

STARTING AT $1,299,000

3-4	3.5	2,847
BEDROOMS	BATHS	SQUARE FEET

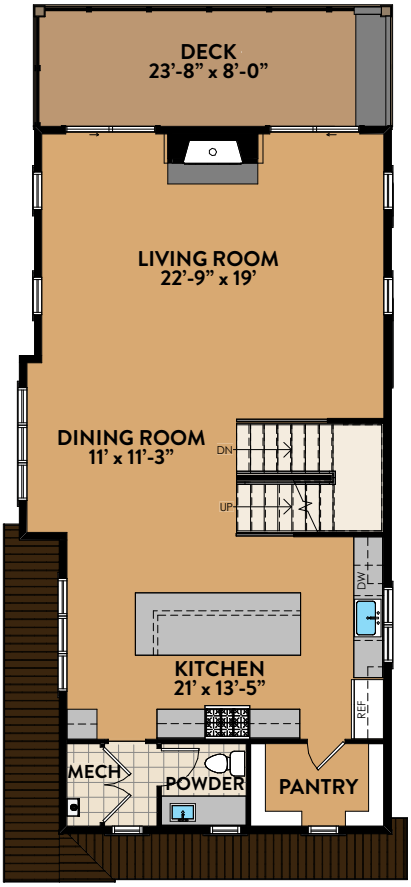
This single family home is open, welcoming and well-suited for a family's mountain getaway. There is a large recreation room on the first level that opens to a covered patio. Or, you may choose to turn the recreation room into a guest suite with great room, guest bedroom, and full bathroom. This option would be a perfect space for extended stays with in-laws, friends, or as a rental option. The second level is an open concept living design with spacious kitchen, dining and living area designed for socializing and casual entertaining. The living room opens up to a deck with two sliding glass doors and valley views. The third level offers options for the traditional master bedroom plus two additional bedrooms or a master/junior master combination. Each includes a walk-in closet. The laundry room and workspace are also located on the third level. Continue up to the impressive rooftop deck opening up to views of the Continental Divide and ski area. This area consists of a large social space and is hot tub ready. Choose to add an outdoor kitchen and inside wetbar for the cherry on top of this elevated gathering space.

2,847 SQ FT OF LUXURIOUS LIVING | STARTING AT $1,299,000

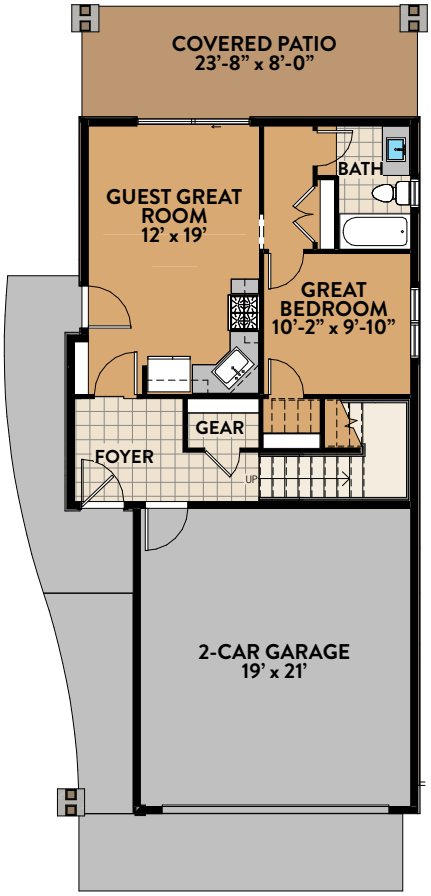
First Floor	640 SQ FT
Second Floor	1,062 SQ FT
Third Floor	1,043 SQ FT
Fourth Floor	102 SQ FT
Total Finished	**2,847 SQ FT**
Upper Deck	425 SQ FT
Second Floor Deck	195 SQ FT
Garage	427 SQ FT
Total	**3,894 SQ FT**

REAR ELEVATION

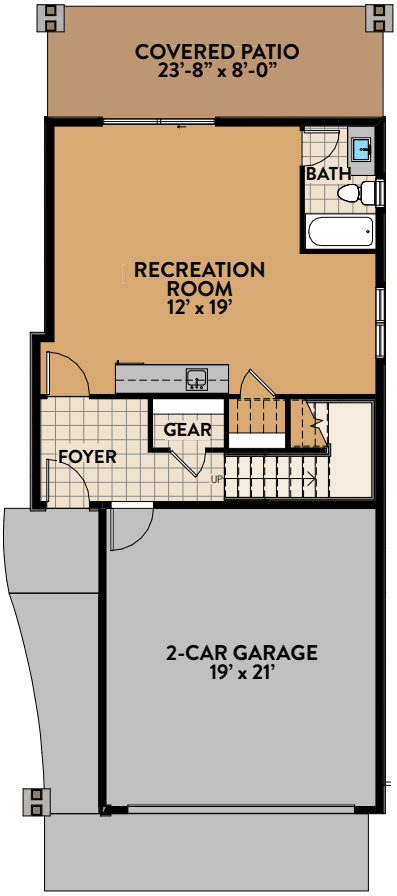
FRONT ELEVATION



2ND LEVEL

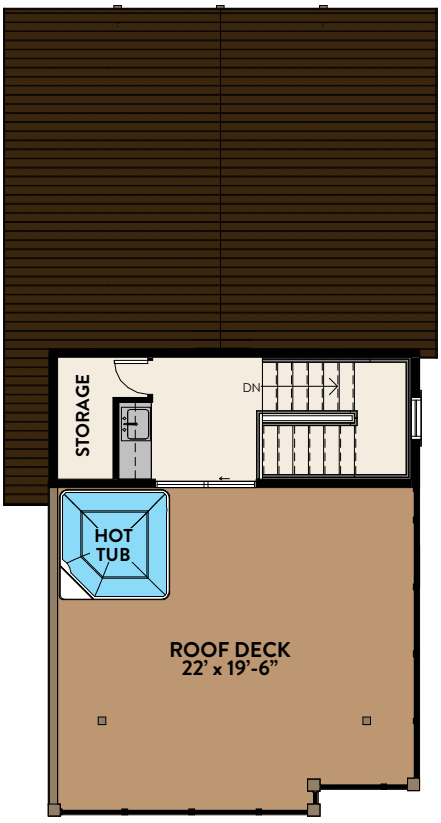


1ST LEVEL
GUEST SUITE

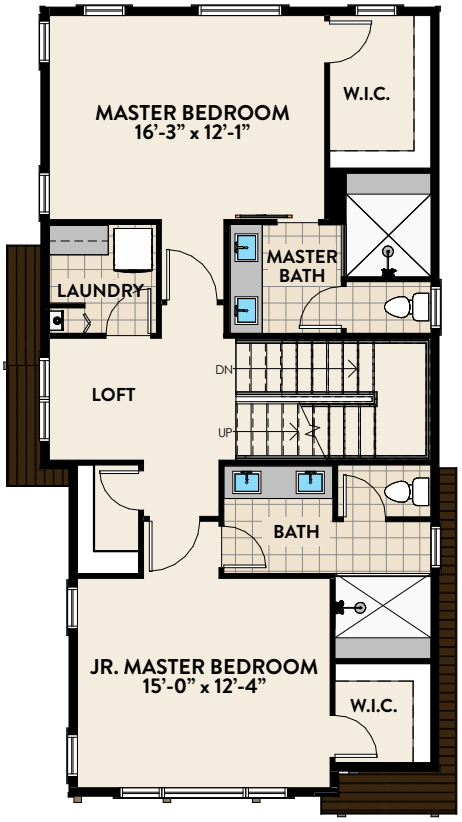


1ST LEVEL

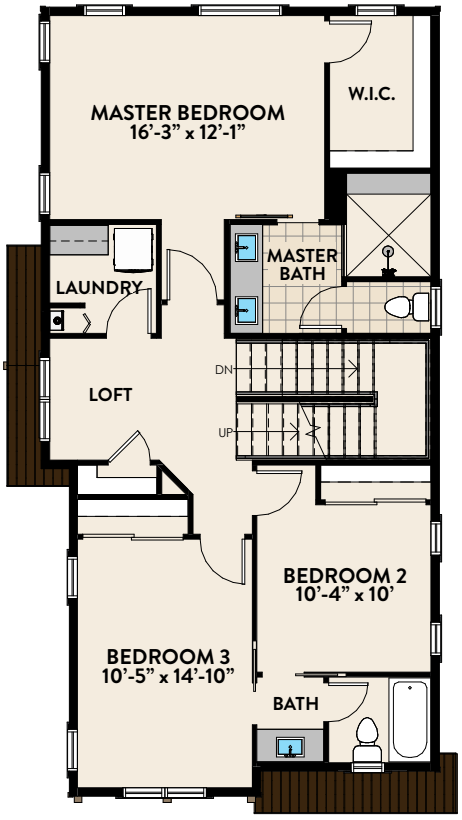
FLOOR PLAN - JAMES PEAK



ROOF DECK



3RD LEVEL
JR. MASTER



3RD LEVEL

PARRY PEAK

FLOORPLAN

Smart home technology

High-speed connectivity

First level recreation
room or bunk room

Third level master
plus two bedrooms or double master

Premium finishes

Three private
outdoor spaces

Rooftop deck with incredible
Continental Divide views, hot tub
ready and snow-melt system

Backs to Fraser River and
private fishing reserve

FLOOR PLAN - PARRY PEAK

ON THE FRASER RIVER
STARTING AT $1,499,000

3-4	3.5	2,648
BEDROOMS	BATHS	SQUARE FEET

The Parry Peak floorplan is perfect for families with room to welcome visiting friends and relatives. A more modest recreation room than James Peak begins the first level experience, opening to a covered patio. Or, you may opt to create a bunk room that sleeps visiting grandchildren or teenagers in need of their own space. The second level is an open concept living design with spacious kitchen and great room perfect for casual get-togethers and apres-ski gatherings at home. The great room opens up to a large deck with two sliding glass doors and valley views. The third level offers options for the traditional master bedroom plus two additional bedrooms or a dual master suite. Each includes a walk-in closet. The laundry room is also located on the third level with an open workspace just outside. Continue up to the impressive rooftop deck opening up to views of the Continental Divide and ski area. This area contains a large social space and is hot tub ready. Choose to add a wetbar and outdoor kithen for the cherry on top of this elevated gathering space.

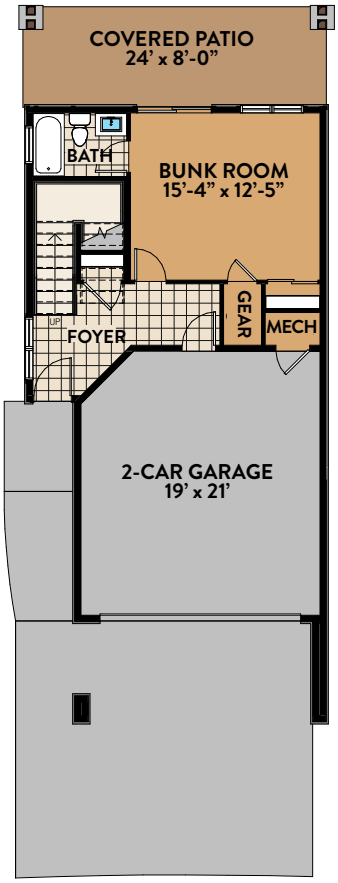
2,648 SQ FT OF LUXURIOUS LIVING | STARTING AT $1,499,000

First Floor	485 SQ FT
Second Floor	1,038 SQ FT
Third Floor	1,054 SQ FT
Fourth Floor	71 SQ FT
Total Finished	**2,648 SQ FT**
Upper Deck	390 SQ FT
Second Floor Deck	233 SQ FT
Garage	425 SQ FT
Total	**3,894 SQ FT**

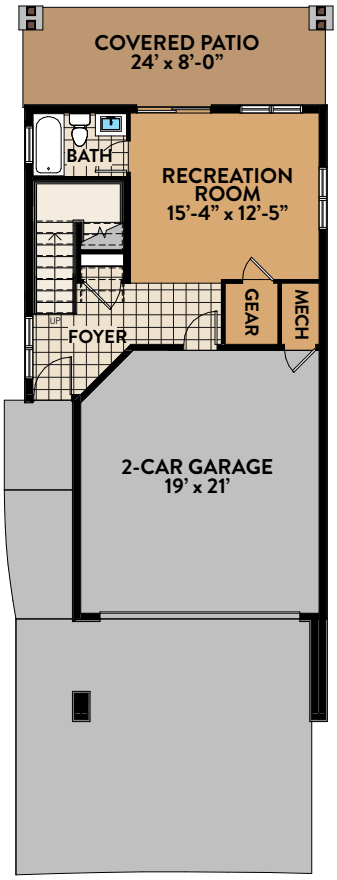
REAR ELEVATION

FRONT ELEVATION

2ND LEVEL

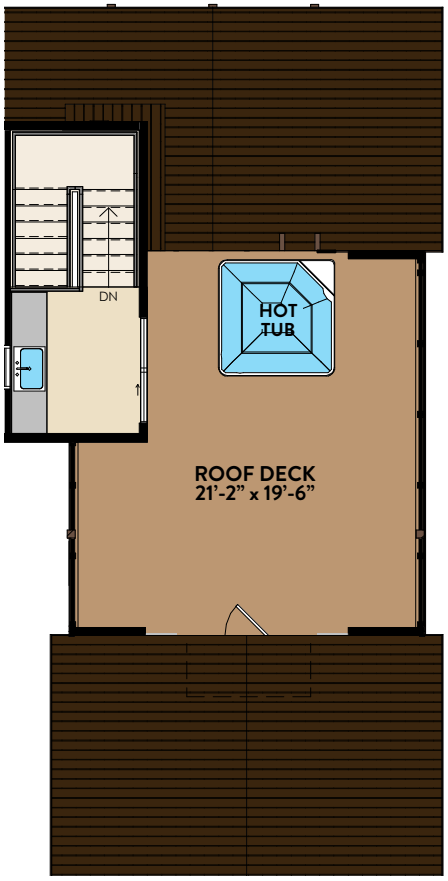


1ST LEVEL
GUEST SUITE

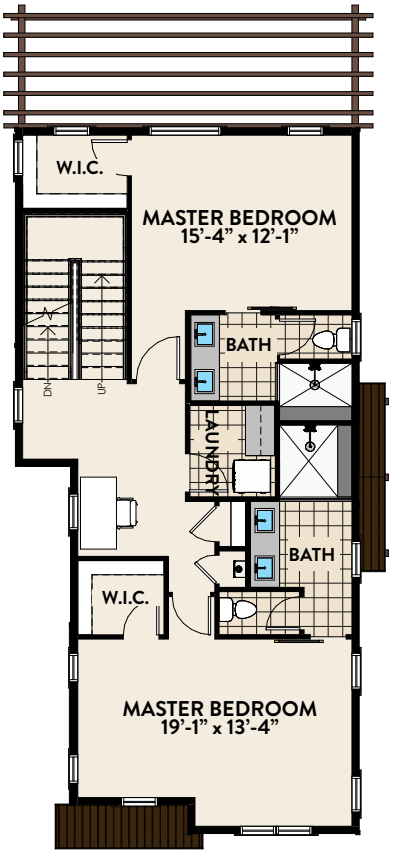


1ST LEVEL

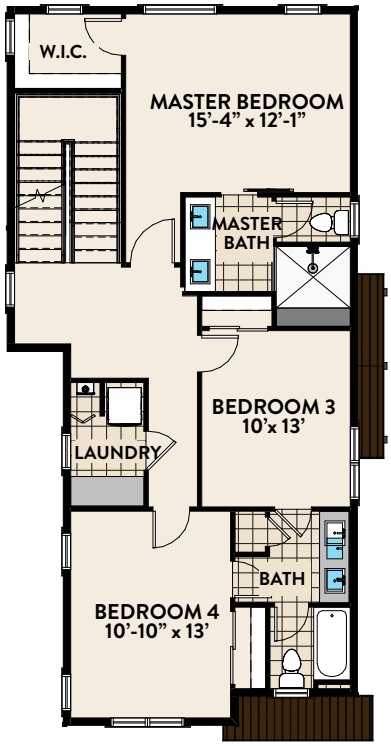
FLOOR PLAN - PARRY PEAK



ROOF DECK



3RD LEVEL
JR. MASTER



3RD LEVEL

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Ken & Carla Boenish at The Real Estate Company are Grand County's Top Performing Real Estate Team!

With 4 licensed agents and 4 support staff, we work as a team in order to provide a higher level of service to our clients. Ken has over 30 years experience in business development & high-level negotiation with C-level executives at Fortune 500 media companies. Carla has been a Colorado rancher, a small business owner, and truly understands the importance of providing a solid value to everyone we meet.

Honesty, integrity and hard work is at the core of everything we do and we take pride in being an advocate for our clients. We believe in being high-value service providers, not high-pressure sales people.

For us, it's not about homes, condos, or land, its about the mountain lifestyle, priceless family memories and enjoying the wealth of outdoor recreation here in Grand County.

"If you're thinking of buying or selling mountain property, call us today and let us show you why "well done is always better than well said."

- BEN FRANKLIN