



CHADWICK FLATS



**LEAVE THE VERTICAL
ON THE MOUNTAIN.**



**INTRODUCING CHADWICK FLATS,
STEAMBOAT'S MOST INNOVATIVE RESIDENCES EVER.**

1275 EAGLE GLEN DRIVE SOUTH, STEAMBOAT SPRINGS, CO 80487

WWW.CHADWICKFLATS.COM/LOCAL

CHADWICK FLATS HAS AN IDENTITY CRISIS.

Chadwick Flats has an identity crisis. It's a crisis that stems from uncommon design, and a unique approach to 21st century resort living. Garage and front door access to a condo, single-level living in a townhome, and the spacious amenities of a single-family home. The goal was to set new expectations for owners, and the result is a residence unlike any other offered in Steamboat.



YOU THOUGHT OF STEAMBOAT. WE THOUGHT OF EVERYTHING ELSE.

Located just off the base of the Steamboat Ski Resort, Chadwick Flats represents the pinnacle of comfort, convenience and access. Each building is comprised of three distinctive residences, all with private street-level entry. Shed your gear in your personal mudroom, then walk right into the expansive living space where you are greeted by tall ceilings, mountain-modern interiors and forever views.

Situated on a sloping hillside, each residence offers abundant natural light and sweeping views of the Yampa Valley and Flat Tops. With a modern approach to convenience via a flexible HOA and Steamboat's first Certified Green Building Residences, Chadwick Flats is redefining the expectations of mountain living.

- Direct garage and front door access
- True single-level living
- 10ft+ ceilings in all units
- Expansive valley and ski mountain views
- Mountain-modern architecture with premier finishes
- Steamboat Certified Green Building
- Private outdoor living areas
- Flexible HOA
- Door-to-mountain shuttle
- Outdoor pool, outdoor hot tub, recreational facility

LUXURIOUS LIVING, SUSTAINABLE DESIGN

Chadwick Flats has the unique distinction of becoming Steamboat's first multi-family project to be certified by the Steamboat Green Building Program and ENERGY STAR. These homes are designed and built to standards well above most other homes on the market today, delivering energy efficiency savings of up to 30 percent. With a sustainable focus on every detail, from on-demand hot water to solar-supported power, these standards are better for the environment, and for the people that use them every day. Highlights include:

- Solar supported energy
- ENERGY STAR Rated heating/AC
- ENERGY STAR Rated double pane windows
- Recycled content decking
- Low-flow water systems
- Tankless/on demand hot water
- ENERGY STAR Rated appliances
- Zoned heating/cooling
- Drip irrigation
- Green Certified carpeting



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DESIGN

"The goal for the interior finish and floor plans of Chadwick Flats was to offer a modern approach on the traditional mountain design. An open active space encourages gathering in the kitchen, living and dining areas, where a large kitchen island becomes the heart; providing ample room for seating and entertaining. The contemporary lines of the plumbing fixtures and lighting contrast natural materials such as wood, stone and metal to create both a warm and refined experience. The images below reflect the palette for our inspiration, and represent all that we love about contemporary mountain design."

Margaret Selzer

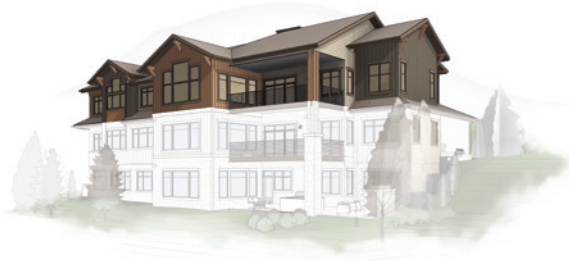
MARGARET SELZER
Interior Designer, River + Lime



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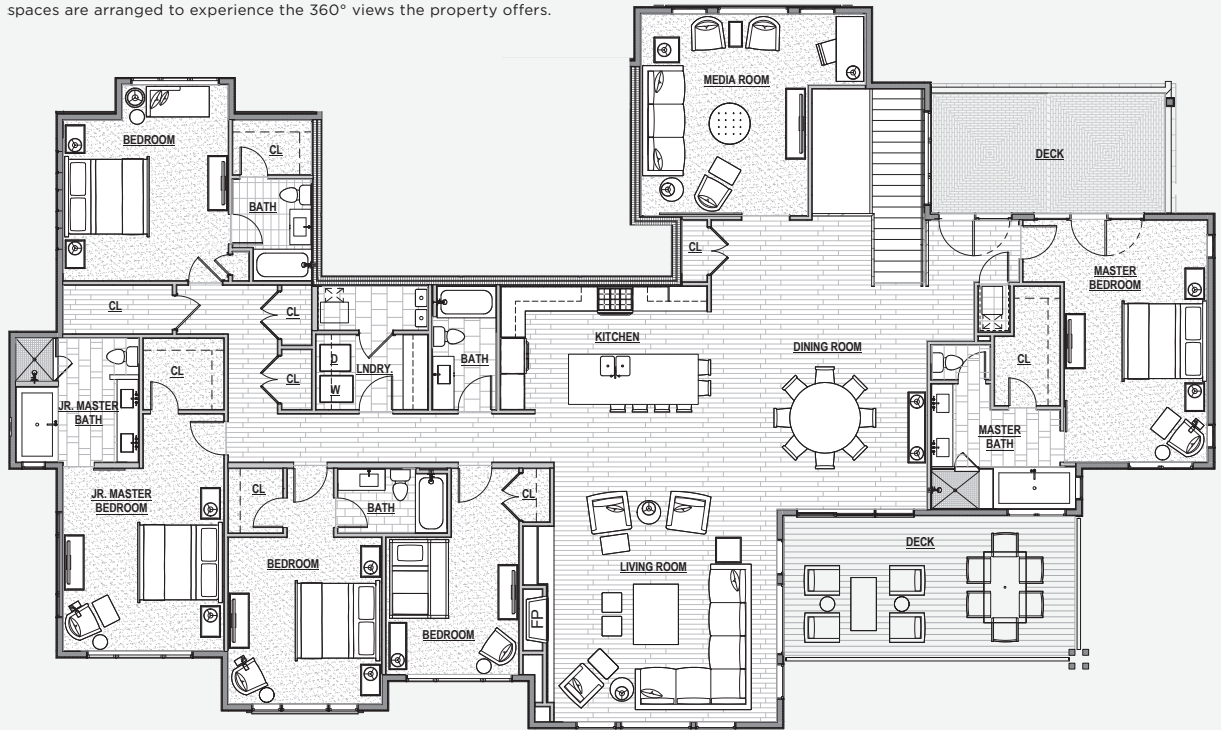
360°
THE SKY'S THE LIMIT





5 BEDROOM : 5 BATH : 2 CAR GARAGE

360° features direct access from your garage or front door to a mudroom and open-air entryway, from which you walk upstairs to a single-level layout with vaulted ceilings throughout. Large living, dining and kitchen spaces are arranged to experience the 360° views the property offers.



WHY 360° ?

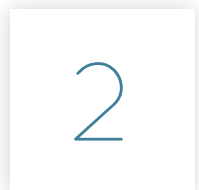


SKY-HIGH CEILINGS

360° is the penthouse residence of Chadwick Flats, and its top-floor location allowed us to expand even higher. Vaulted ceilings are carried throughout, creating an airy and substantial living experience. Prospective buyers need not worry about additional energy costs. Steamboat's first residential Green Building property with energy-efficient heating and cooling provide significant savings.

360° DEGREE SCENERY

This top residence showcases 360° degree views of Steamboat Ski Resort, the Western Valley and Flat Tops. Over two dozen windows flood the home with ample natural light from sunrise to sunset, and both east and west facing outdoor living spaces complete the 360° experience.



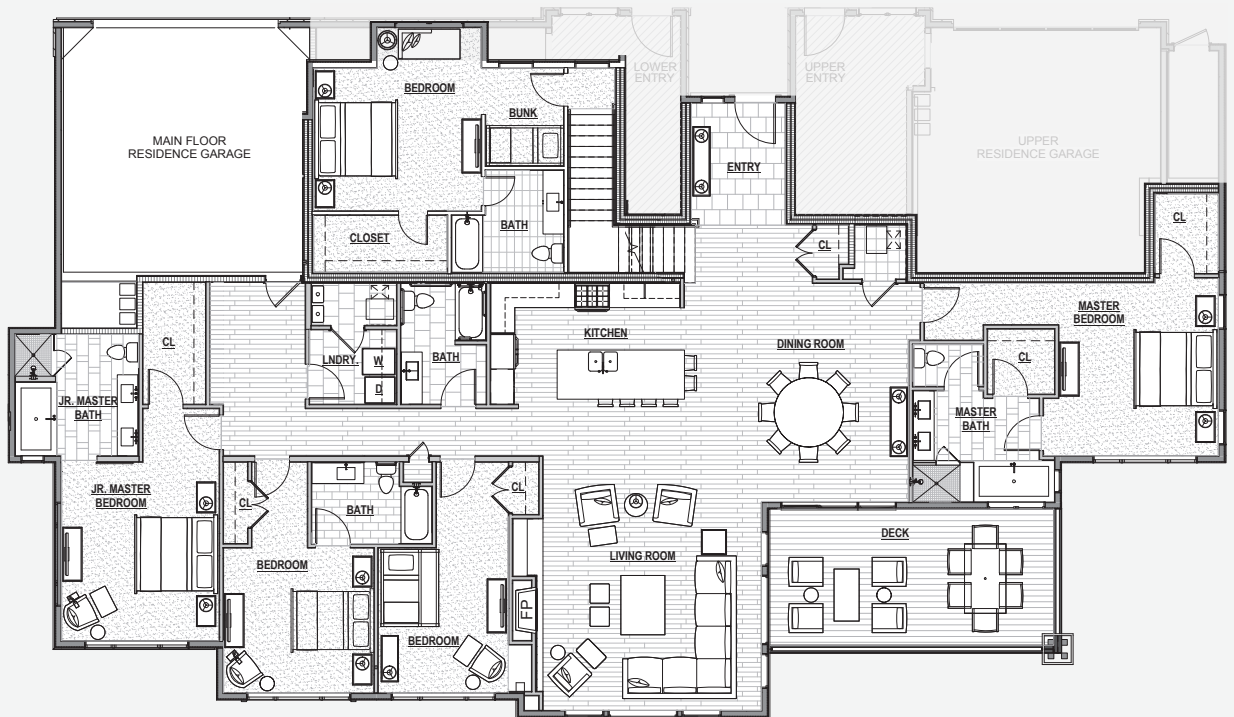
SPACIOUS INTERIOR

360° is the largest Chadwick Flats residence in both space and feel. With 5 bedrooms and 5 bathrooms, there's plenty of room for families and guests of any size. Multiple private decks extend the living space outdoors, while the single-level layout caters to the views and creates a natural flow throughout the entire residence.



5 BEDROOM : 5 BATH : 2 CAR GARAGE

The central residence provides convenient same-level entry, ushering you into a floorplan maximized to experience the panoramic vistas. An additional upstairs bedroom with ensuite bathroom and galley bunk beds boasts ski mountain views and makes for the perfect private guest retreat.



WHY PANORAMA?

1

MAIN LEVEL ACCESS

Leave the vertical on the mountain! Panorama is the only Chadwick Flats residence that offers true ranch-style living. With main-level direct access, the only stairs to navigate are for your lucky guests staying in their private bedroom suite. This residence offers the ultimate in convenience and accessibility.

PANORAMIC FLOW

The residence rests on a horizontal footprint that turns its gaze towards the Western Valley and Flat Top mountains. Tall ceilings and a free-flowing open floor plan focus attention on the dozens of windows and ample natural light that highlight the residence's impressive scale.

2

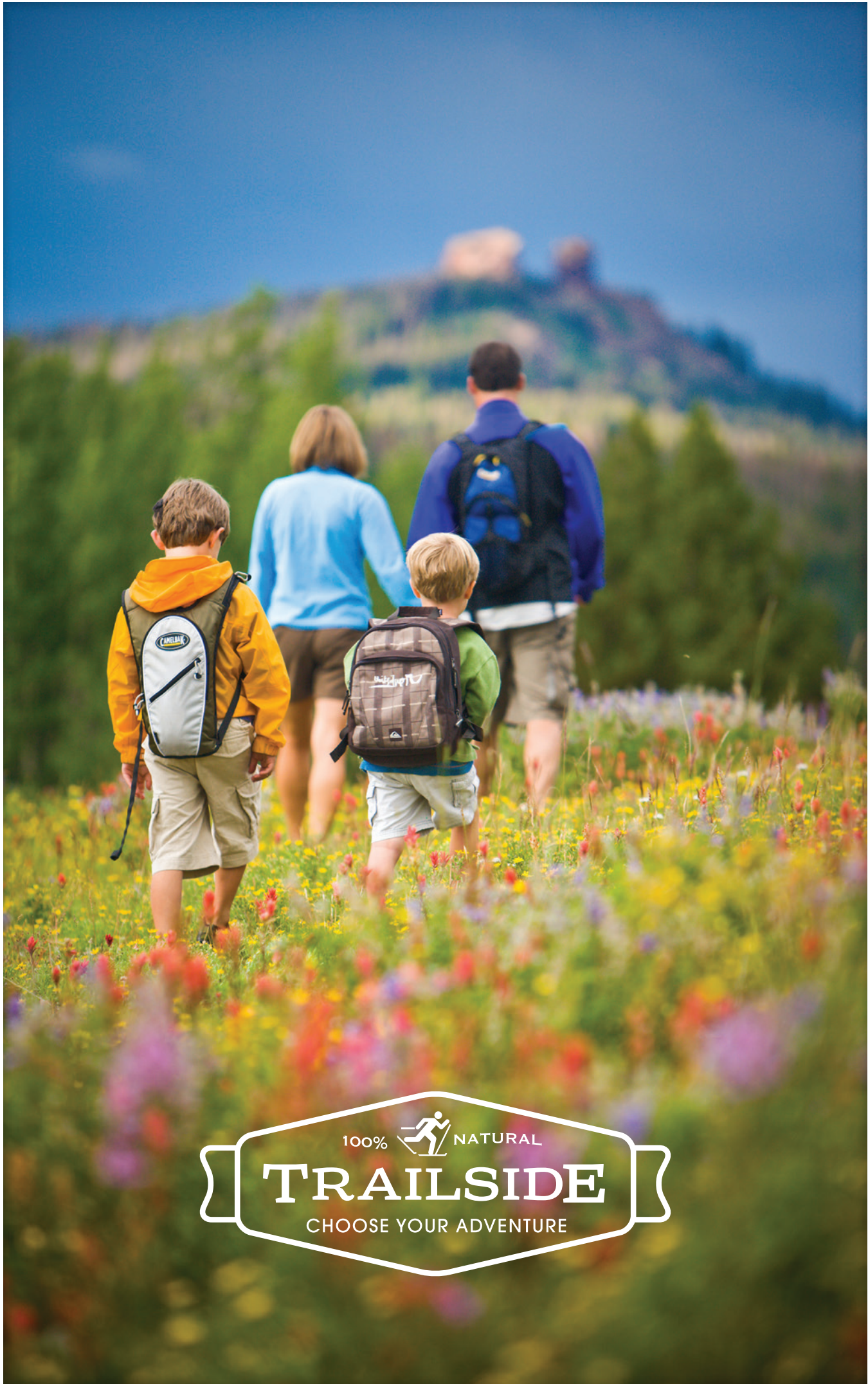
3

SECONDARY UPSTAIRS SUITE

Panorama is the only residence offering owners a secondary bedroom and ensuite bathroom removed from the main living area. Atop a private staircase, containing galley bunk beds and with eastern ski mountain views, the living space is perfectly situated to offer guests a more private retreat. The bonus area expands the residence to a full 5 bedrooms and 5 bathrooms.

Wide Open
PANORAMA
Spaces





100%  NATURAL

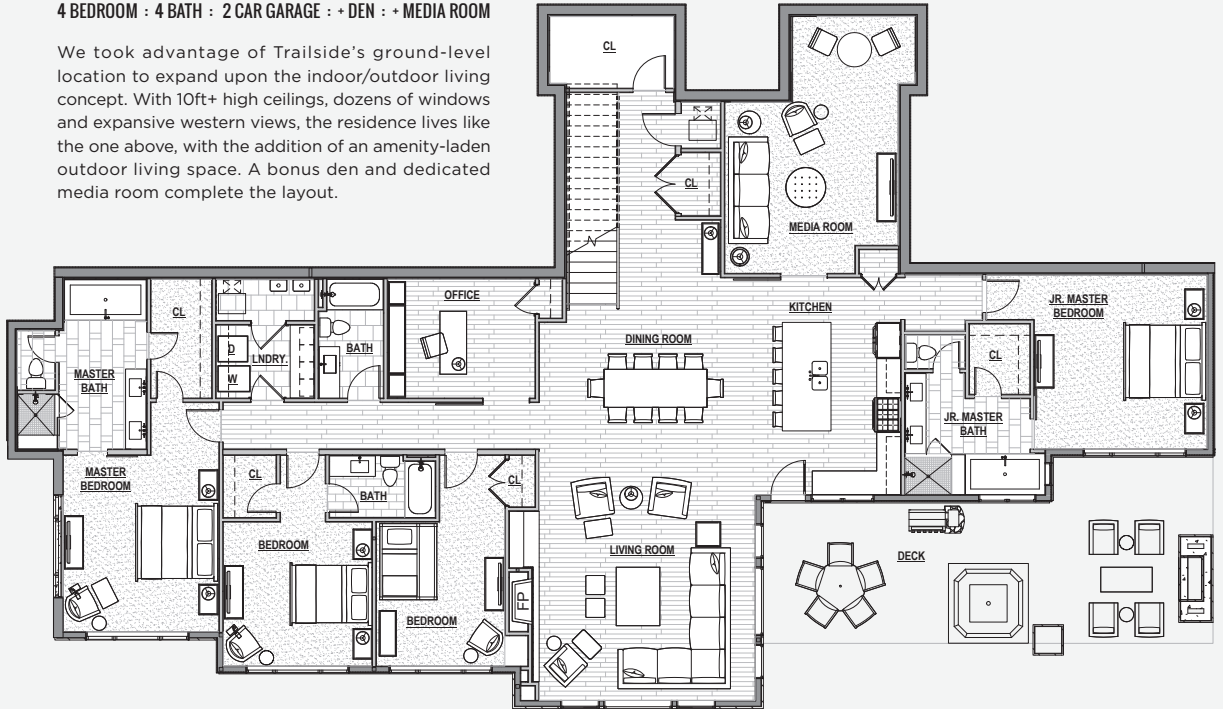
TRAILSIDE

CHOOSE YOUR ADVENTURE



4 BEDROOM : 4 BATH : 2 CAR GARAGE : + DEN : + MEDIA ROOM

We took advantage of Trailside's ground-level location to expand upon the indoor/outdoor living concept. With 10ft+ high ceilings, dozens of windows and expansive western views, the residence lives like the one above, with the addition of an amenity-laden outdoor living space. A bonus den and dedicated media room complete the layout.



WHY TRAILSIDE ?

1

OPEN AND AIRY

An open-air entryway greets you as you enter into your home's expansive active living area. 10ft+ high ceilings and dozens of windows showcase the home's open floorplan and dramatic vistas. The entire property rests on a sloping hillside, which means Trailside has continuous windows providing significant western exposure.

INDOOR/OUTDOOR LIVING

Trailside's location creates an amenity-laden, spacious outdoor living area. With an outdoor fireplace and optional hot tub, it offers year-round, open-air comfort. Consider it your outdoor living room.

2

3

DEDICATED MEDIA ROOM

Trailside offers the advantage of a dedicated media room separate from the main living room, so you can turn movie night into an Oscar-worthy event.



COMMUNITY

NEW CONSTRUCTION, ESTABLISHED COMMUNITY

Chadwick Flats is located within the Eagle Ridge neighborhood, just off of Mt. Werner Circle and adjacent to the Steamboat Ski Resort base area. Chadwick Flats residences are new construction, but they are being developed within an established community. This means you're moving into a neighborhood where there's character, a sense of place, and best of all, instant neighbors.



CHADWICK FLATS

- A STEAMBOAT SKI RESORT / GONDOLA
- B TENNIS CENTER AT STEAMBOAT SPRINGS
- C WILDHORSE MARKETPLACE
- D YAMPA RIVE CORE TRAIL
- E HIGHWAY 40 TO DOWNTOWN

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UNBEATABLE AMENITIES, FLEXIBLE HOA

Chadwick Flats offers homeowners flexible HOA memberships, allowing residents to take advantage of amenities they find attractive, and opting-out of those they find less useful. The base HOA covers all services essential to making the residences maintenance-free, including snow removal and building maintenance. Optional amenities include access to the community's athletic facilities, outdoor pool and sauna, and on-demand shuttle service. HOA features include:

- Maintenance-free living
- Heated pool
- Separate 8-person outdoor spa
- Exercise center
- Sauna
- Mens & Womens locker rooms
- Outdoor BBQ
- On-demand mountain shuttle





What does **STEAMBOAT** mean to me?

It's my home, my family. Memories.

It's champagne powder and 300 days of sunshine. It's my oasis.

Steamboat is Old West charm... and grit. Pioneers, minors, homesteaders, cowboys, ranchers. It knows its identity, holds on to its history. Preservation of a dream.

Steamboat is community. It's keep your door unlocked. "Good morning," and "How can I help you?" Let's get our hands dirty. Let's do this together.

Steamboat is the best kept secret. Rabbit ears, sleeping giants, strawberry parks. It's magical.

Steamboat knows who it is. It isn't pretentious. It's down-home luxury. Surprisingly cultured. Can dress up or dress down.

Authentic. For the spirited. For those looking for the real priorities. It's family. It's home.

What will it mean to you?



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