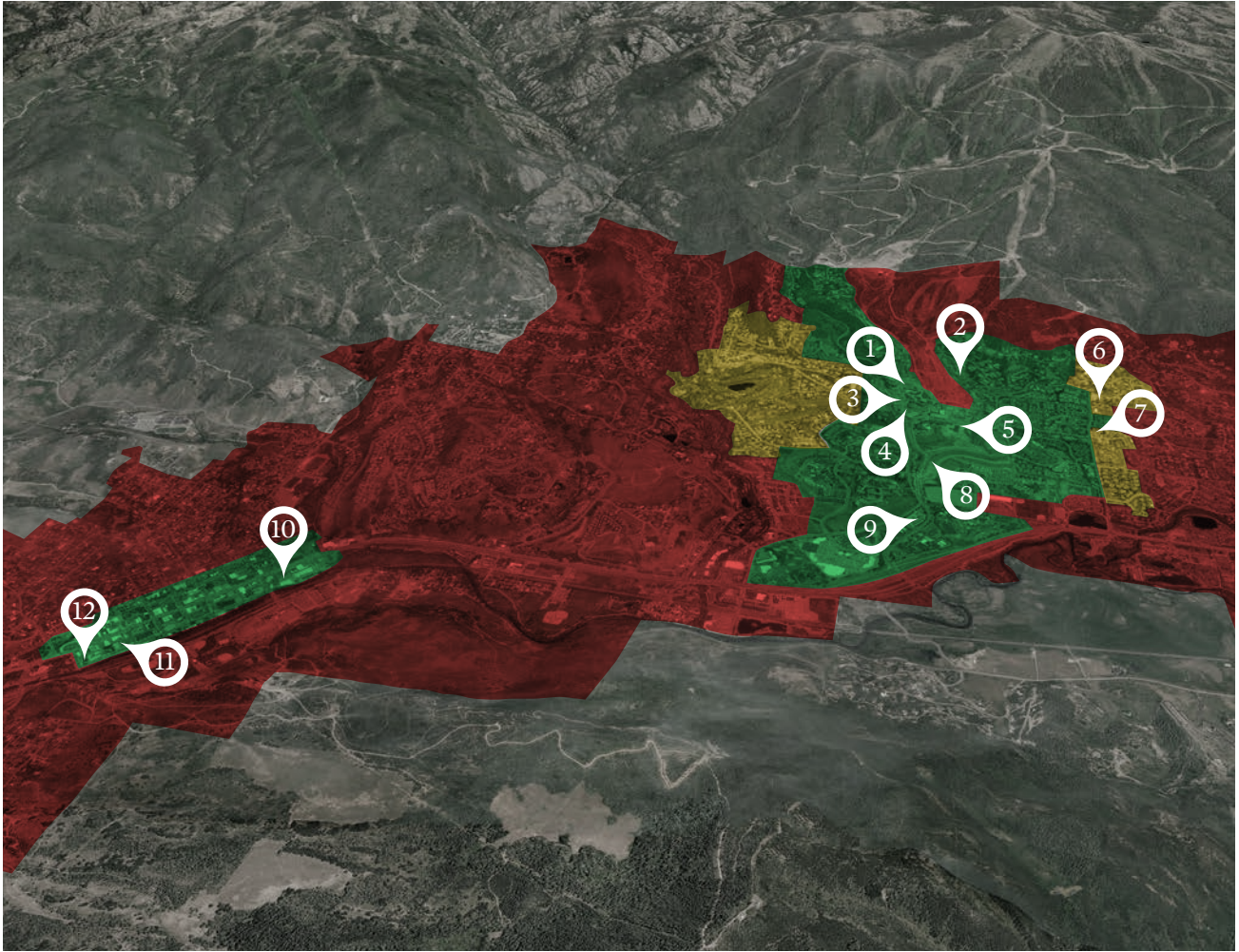


STEAMBOAT'S NEW WAVE OF DEVELOPMENTS



A new chapter is taking shape in Steamboat Springs. What was once a quiet seasonal market has evolved into one of Colorado's most sought-after resort destinations. With several high-profile developments reshaping both the mountain village and downtown core, these projects reflect the evolution of Steamboat into a more design-driven, year-round mountain destination. As investment continues to flow into the Yampa Valley, the coming years promise significant changes to both the physical landscape and the overall experience of living in Steamboat.

HERE ARE SOME OF THE UP-AND-COMING DEVELOPMENTS WE WILL BE SEEING HERE IN STEAMBOAT SPRINGS.

1

THE STOCKMAN

PRICE RANGE \$1,600,000–\$19,000,000

NUMBER OF RESIDENCES

95 luxury residences + 59 hotel guestrooms & suites

UNIT SIZES 1–5 bedrooms | 950–5,200 sq ft

AMENITIES Auberge Collection management, True ski-in/ski-out access, full-service spa, fitness center, heated pool & hot tubs, ski valet, concierge, restaurants & bars, owner storage, rental management program, valet parking, private events & wellness programming.

STATUS Available for purchase



THE ASTRID BUILDING 7

2

PRICE RANGE \$7,520,000–\$7,995,000

NUMBER OF RESIDENCES

Building 7 – 4 units under construction

UNIT SIZES 4–6 bedrooms | 2,800–3,600 sq ft

AMENITIES Ski-in/ski-out access, private two-car garages, smart-home technology, heated floors, luxury amenities, mountain views & sustainability-focused design.

STATUS 2 units available for purchase, development info coming soon

3

WILDAIR

PRICE RANGE TBD

NUMBER OF RESIDENCES

20 residences

UNIT SIZES 2–4+ bedrooms | 1,411–3,962 sq ft

AMENITIES Walk-to-ski location, pool, spa, fitness center, ski lockers, private outdoor spaces, ample parking, high quality post & beam construction, owners club.

STATUS Accepting reservations



1700 SKI TIME SQUARE

4

PRICE RANGE \$5,000,000–\$11,000,000

NUMBER OF RESIDENCES

23 luxury residences

UNIT SIZES 3–6 bedrooms | 2,340–3,945 sq ft

AMENITIES Walk-to-ski, concierge service, underground parking, elevator-served single-level living, spacious floorplans, expansive balconies, gas fireplaces, walk-in pantries & closets, courtyard, movement studio, sauna, hot tub & fire pits, ski area views, ski & bike storage.

STATUS 9 units available for purchase

5

THE AMBLE

PRICE RANGE \$1,800,000–\$8,500,000

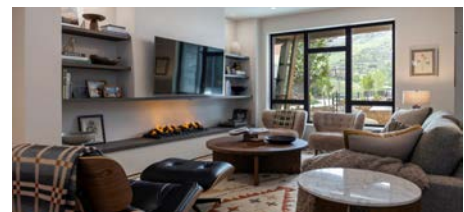
NUMBER OF RESIDENCES

42 residences

UNIT SIZES 1–4+ bedrooms | 948–3,035 sq ft

AMENITIES Walk-to-ski access, slopeside lockers & ski valet, energy efficient all-electric design, technology fitness center, heated pool & hot tub, owner lounges, underground parking with EV charging, air conditioning & pet friendly.

STATUS Move-in ready – 14 units available for purchase



6

TERRAIN AT WALTON CRK

PRICE RANGE \$2,100,000 & up

NUMBER OF RESIDENCES

8 luxury residences

UNIT SIZES 2–3 bedrooms +den | 1,115–2,295 sq ft

AMENITIES Low density setting, 2-car garages, covered decks with mountain & valley views, located on the free bus route.

STATUS Accepting reservations



THE VANTAGE

7

PRICE RANGE \$2,749,000–\$2,975,000

NUMBER OF RESIDENCES

7 residences

UNIT SIZES 3 bedrooms | 1,955–2,079 sq ft

AMENITIES 3 blocks from the Steamboat Ski Area, rooftop terraces, mountain views, attached garages, lock & leave living.

STATUS Move-in ready – 5 units available for purchase

8

ROAN

PRICE RANGE \$3,600,000–\$4,500,000+

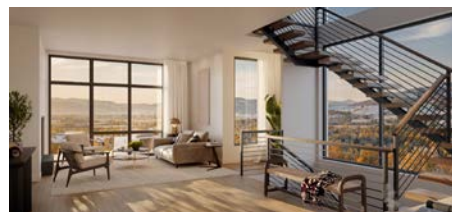
NUMBER OF RESIDENCES

21 luxury residences – Phase 1

UNIT SIZES 3–4 bedrooms | 2,600–3,000 sq ft

AMENITIES Located in Wildhorse Meadows, private one-car garages plus driveway parking, gondola access, private club amenities, spacious family-oriented floorplans with great views.

STATUS Available for purchase



9

POWDERLINE

PRICE RANGE \$1,375,000 & up

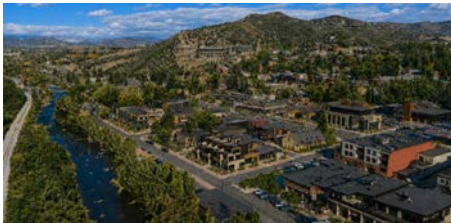
NUMBER OF RESIDENCES

9 residences

UNIT SIZES 1-2+ bedrooms | 844-1,387 sq ft

AMENITIES Single-level living in a low-density building with dedicated club-level amenities including resident lounge & fitness studio. Positioned within Steamboat's short-term rental Green Zone, private fenced yards & ample deck space.

STATUS Accepting reservations



THE EMERALD

10

PRICE RANGE \$6,550,000 each

NUMBER OF RESIDENCES

5 luxury residences

UNIT SIZES 4 bedrooms | 3,781-3,783 sq ft

AMENITIES The first-ever downtown rowhome to feature a private courtyard, a rooftop deck & 2-car garages with private driveways. These 4 available residences offer privacy, high-end finishes & a prime location to enjoy all that Steamboat has to offer.

STATUS 4 available for purchase

11

THE BLUEBIRD

PRICE RANGE \$3,800,000-\$3,990,000

NUMBER OF RESIDENCES

6 townhomes

UNIT SIZES 4 bedrooms | 2,723-2,836 sq ft

AMENITIES Located in the heart downtown within the STR green zone, private two-car garages, rooftop decks with hot tubs & firepits, private elevators, spacious family-oriented floorplans, walk-in closets, gas fireplaces & private balconies.

STATUS Accepting reservations



PRICE RANGE \$3,700,000–\$8,400,000

NUMBER OF RESIDENCES 8 luxury residences

UNIT SIZES 2–4 bedrooms | 2,150–4,000 sq ft

AMENITIES Min 2 deeded downtown parking spots per residence, river & park views protected from all future development, private rooftop decks with 360 degree views, below grade storage units, staffed front desk, in the STR green zone, bespoke vacation rental management.

STATUS Accepting reservations



DEVELOPMENT	1 LEVEL LIVING	START PRICE	TOTAL # UNITS	BD RANGE	LOCATION	GREEN ZONE	PARKING	ESTIMATED COMPLETION
The Stockman	Yes	\$1.6M	95	1–5 BD	Ski-in/out	Yes	Pkg Gar	TBD
The Astrid Bldg 7	Yes	\$7.5M	4	4–6 BD	Ski-in/out	Yes	2 Car Gar	Summer 2027
Wildair	Yes	TBD	20	2–4+ BD	Walk to ski	Yes	Pkg Gar	TBD
1700 Ski Time Sq	Yes	\$5.75M	23	3–6 BD	Walk to ski	Yes	Pkg Gar	2028
The Amble	Yes	\$1.8M	42	1–4 BD	Walk to ski	Yes	Pkg Gar	Move-in Ready
The Terrain at WC	No	\$2.1M	8	2–3+ BD	Après Ski Way	No	2 Car Gar	Winter 2026/27
The Vantage	No	\$2.7M	7	3 BD	Village Dr	No	1+ Car Gar	Move-in Ready
ROAN	No	\$3.6M	21	3–4 BD	Wildhorse	Yes	1+ Car Gar	Winter 2026
Powderline	Yes	\$1.375M	9	1–2+ BD	Mt Werner	Yes	Cover Pkg	Winter 2026/27
Bluebird	No	\$3.8M	6	4 BD	Downtown	Yes	2 Car Gar	Fall 2027
The Emerald	No	\$6.55M	5	4 BD	Downtown	Yes	2 Car Gar	Summer 2027
The Latigo	Yes	\$3.7M	8	2–4 BD	Downtown	Yes	Pkg Gar	Winter 2028

For more information on these new developments and the most up-to-date information, reach out to one of our brokers at Steamboat Sotheby's International Realty.

INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED. SUBJECT TO CHANGE.