



THE COTTONWOODS AT MID VALLEY

A PLACE TO LAND

Finding a home in
Steamboat just got easier.



These **condos** are designed **for local workers and retirees**. The Cottonwoods at Mid Valley offers an affordable path to homeownership in a **prime location** near jobs, trails, and everything you love about mountain living.

TIMEFRAME



Estimated completion early 2026



Eligibility qualification applications start in late summer

ELIGIBILITY



One of the applicants must be working for, or retired from, a business physically located in Routt County.

Applicants' income **cannot exceed** 140% of the Area Median Income (AMI) for Routt County.

Based on 2025 figures, that's:

- \$127,400 for an individual
- \$145,600 for a household of two
- \$163,800 for a household of three
- \$182,000 for a household of four
- \$196,560 for a household of five

Sole residence: All members of the household cannot own another home, condo, or mobile home in the state of Colorado, or if anyone does, they must sell within 180 days.

UNIT CONFIGURATIONS



86 units

One-, two-, and three-bedroom condos

Each unit features a private balcony, covered parking and access to gear storage

PRICE



Low \$400k's – High \$600k's

LOCATION



Ideally located on the Core Trail and close to the Yampa River



Centrally located between the Steamboat Ski Area and Downtown



Easy access to core community amenities via the free bus, biking, or walking

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THE COTTONWOODS ARE FOR YOU!

FLOORPLANS



THE NEST
1 BED/1 BATH
665 SQ FT + 68 SQ FT DECK



THE GLADE
2 BED/2 BATH
983 SQ FT + 62 SQ FT DECK



THE PERCH
2 BED/2 BATH
947 SQ FT + 62 SQ FT DECK



THE EYRIE
2 BED/ 2 BATH
907 SQ FT + 814 SQ FT DECK



THE HAVEN
3 BED/2BATH
1129 SQ FT + 85 SQ FT DECK



**NORRIS
DESIGN**
PEOPLE + PLACEMAKING

ALLEN-GUERRA
SHIVEHATTERY
ARCHITECTURE + ENGINEERING

HAUSMANN
construction
Alpine Bank
Member FDIC