



The Astrid


VANATTA
GROUP

Steamboat

INTERNATIONAL REALTY

The Residences At The Astrid in Steamboat Springs

Divinity at your doorstep

Your Personal Ski-in, Ski-out Retreat
at the Foot of **Mount Werner**.



Steamboat
Sotheby's
INTERNATIONAL REALTY

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www.theastrid.com

Your convenience
Your relaxation
Your unforgettable memories

The Art of Luxury Living

Everything at *The Astrid* is designed with your comfort and convenience in mind, including the layout of your vacation home. The spacious open-plan kitchen, dining, and living area creates a seamless flow for entertaining and relaxation. Each bedroom boasts a private ensuite bath, offering personal luxury and privacy, while in-home elevator access ensures effortless movement from the building entrance to your front door.

Exquisitely designed finishes are included with each residence, featuring specially chosen hardwood flooring that feels cool and solid underfoot, adding a touch of elegance to every step. Elegant bathroom finishes, like gleaming faucets and opulent shower heads, that catch the light and create a warm, luxurious ambiance. Sleek bathroom tiling offers a pristine, sleek surface that complements the golden accents, enhancing your sense of sophistication and serenity.

Available as an exclusive upgrade in your residence, you're invited to embark on a bespoke interior design experience, where sumptuous interiors and ethical design go hand-in-hand. As you cast your eye over your new home's floorplans, picture your ideal finishes adorning the space. The colors of the walls, the textures of the flooring, the exquisite finishing touches that truly make a residence a home... *The only limit is your imagination.*



Meet Your Interior Design Team

**ETHO
INTERIORS**

Designing exclusively with ethically sourced products, **Etho Interiors** is passionate about creating beautiful spaces that allow you to *truly* live your values

Meet Your Smart Home Technology Team



All smart home technologies at *The Astrid* are user friendly and aesthetically appealing thanks to our collaboration with **Cloud 9**. The *Cloud 9* team has a reputation in Steamboat for creating smart home systems that are at the cutting edge of technology.

All About The Residences

Your next slopeside adventure starts here

The Residences at The Astrid offer an exceptional slopeside living experience, providing direct ski-in/ski-out access and easy proximity to Mount Werner’s best trails. Every residence includes a private two-car garage. The elevator opens directly into your private luxury residence, offering seamless access and exclusivity, with private stairs connecting the balcony to the mountain and a back entrance to the garage. Our project features spacious, thoughtfully designed residences that blend luxury and adventure seamlessly, making them ideal for those seeking unmatched convenience and breathtaking mountain views.

Gone are the days when a mountainside vacation meant sacrificing everyday luxuries. Each of our residences is equipped with amenities that ensure your comfort and convenience. The Astrid’s dedicated team is committed to creating an idyllic retreat for your family and guests, offering personalized service that meets the highest standards.



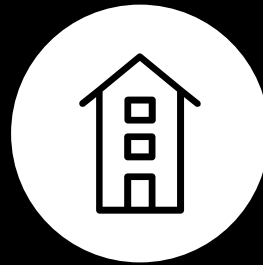
Mount Werner
on your
doorstep



Smart home
technology



Private 2
car garage

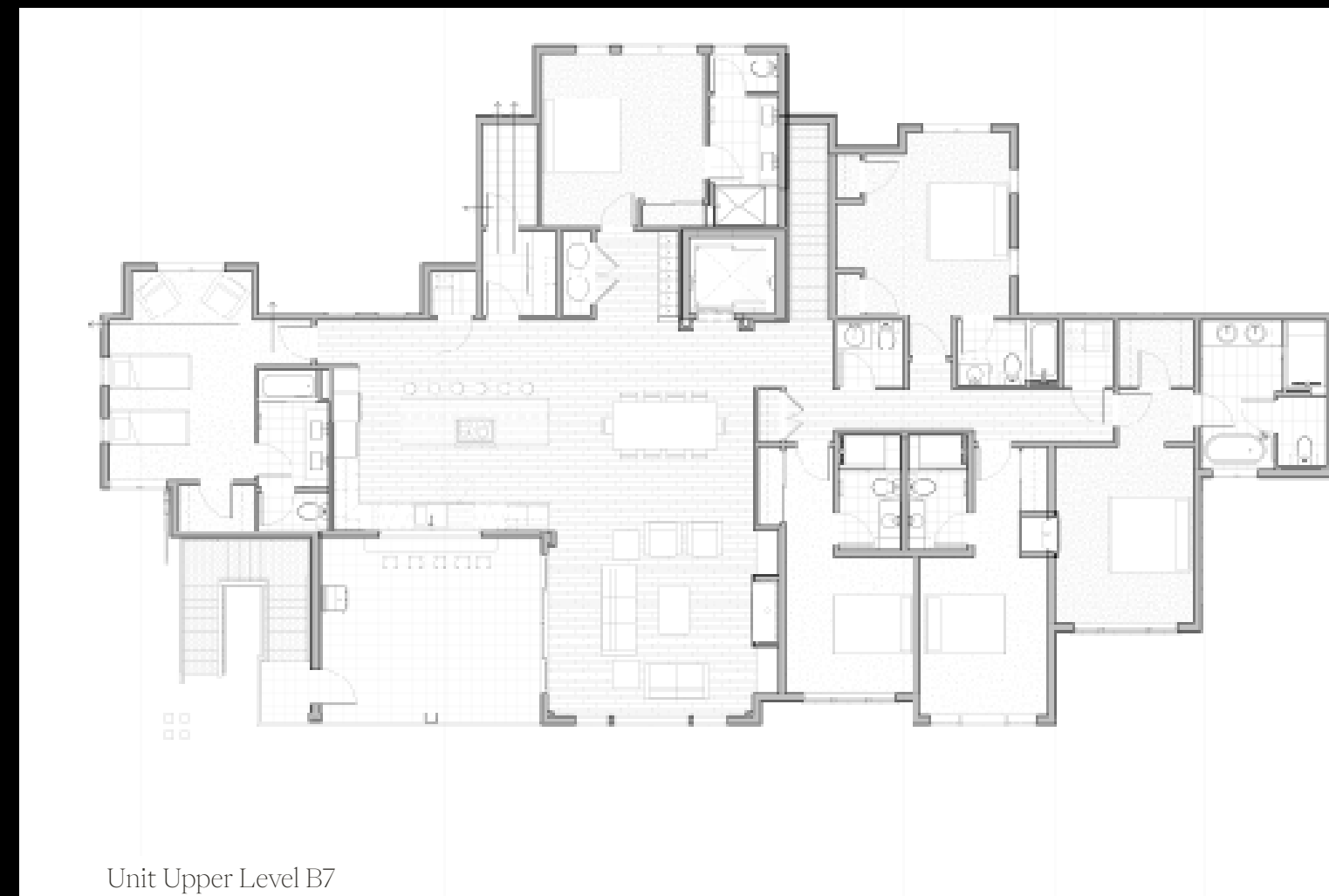
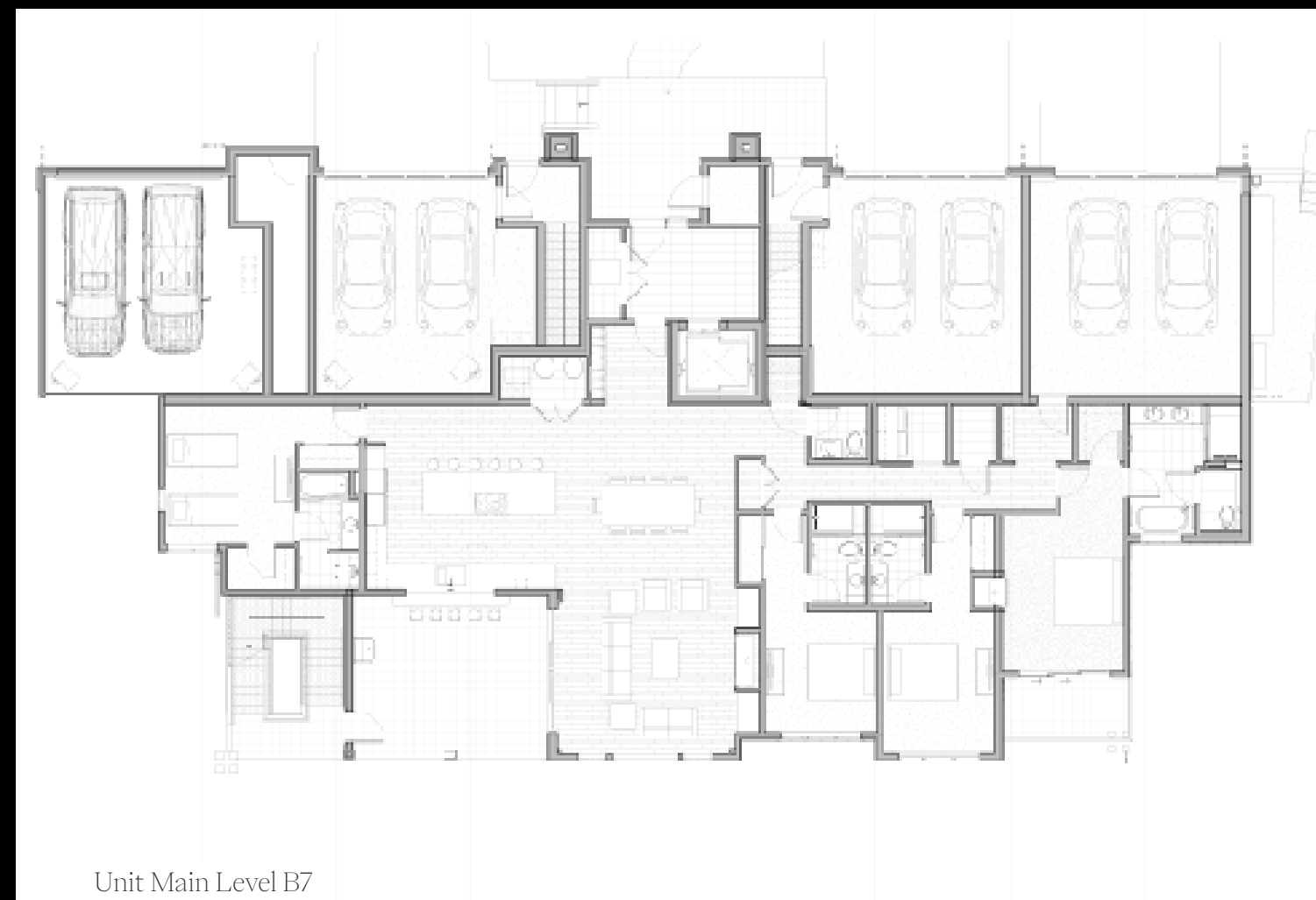


Bespoke
design



- Upper Level | 6 Bedrooms | 5 Bathrooms | 1 Powder Room | 1 Bunk Bath | 3,627 Square Feet
- Main Level | 4 Bedrooms | 3 Bathrooms | 1 Powder Room | 1 Bunk Bath | 2,812 Square Feet
- Lower Level 1 | 4 Bedrooms | 3 Bathrooms | 1 Powder Room | 1 Bunk Bath | 3,235 Square Feet
- Lower Level 2 | 4 Bedrooms | 3 Bathrooms | 1 Powder Room | 1 Bunk Bath | 3,066 Square Feet





The Residences

Special Features:

- Large private balcony with glass multi-slide doors
- Luxury steam shower in the primary bathroom
- Spacious living spaces, perfect for entertaining
- Private in-residence elevator entry with secure key-fob access to your residence
- Two car garage per home
- Easy-to-use *Creston* lighting, shading, and climate control
- Stunning south-facing views of the Flat Top Mountain Range
- Sumptuous interiors, with the option to furnish with ethically made furniture and décor through our partner, *Etho Interiors*
- Full access to *The Astrid's* exclusive amenities upon completion

All About The Astrid

The Condominiums are set within Steamboat Springs’ most luxurious and spacious residential community, *The Astrid*.

The Astrid offers 30+ upscale, whole-ownership private townhome residences and also condominiums within a welcoming residential community spread out on over 4 acres. This pioneering project aims to redefine adventure by ensuring you can enjoy convenient and personalized vacation experiences from the comfort of your own home-away-from-home.

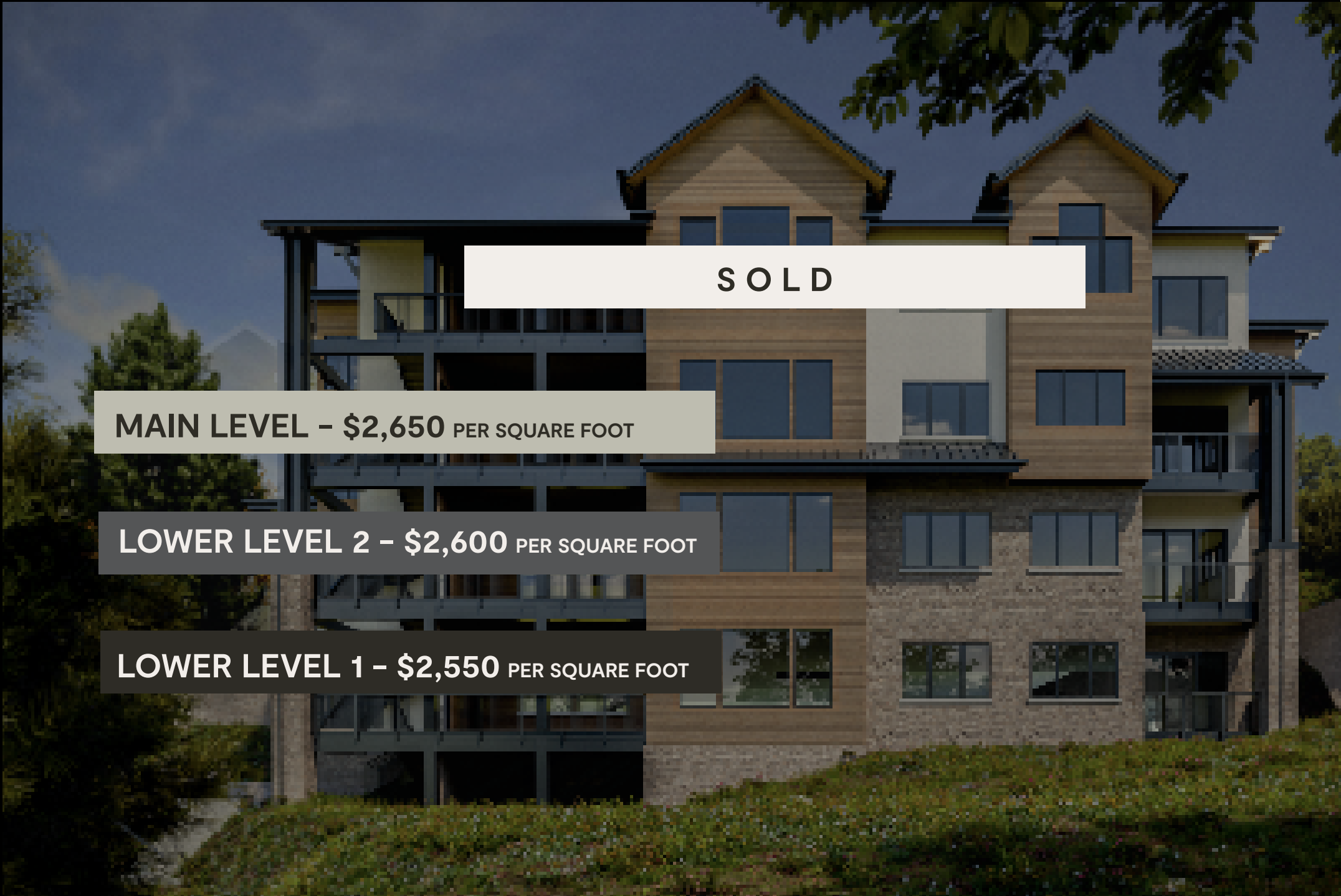
With a thoughtful commitment to cultivating a genuine community, we have meticulously designed every space with your experience in mind. At The Astrid, you won't find fractional ownership or small condos; instead, each area is spacious and crafted to make you feel truly at home.

Service Highlights

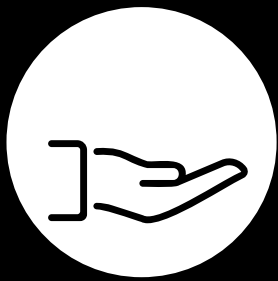
- Highly personalized white-glove service and concierge in collaboration with *Elevated Properties**
- Private shuttle to and from downtown Steamboat, operated via a convenient mobile app
- The option to upgrade to full-service care of every residence, including housekeeping and maintenance
- Convenient ski access right across the private road
- Slopeside ski locker room and concierge service

Elevated Properties, locally owned and operated, delivers personalized service with onsite management and premier Steamboat accommodations, thanks to its dedicated team.

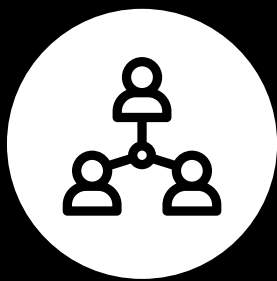
The Condominiums



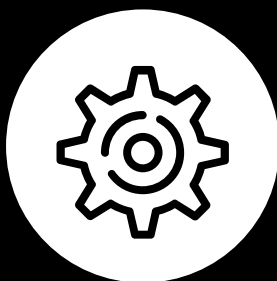
Slopeside Access



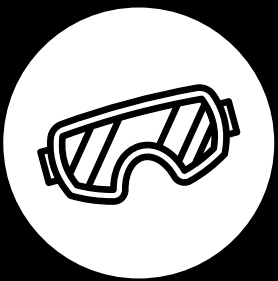
White-glove Service



Exclusive Community



Energy Efficient



Private sports equipment storage

Property Amenities

- Slopeside Après-Ski Lounge
- Slopeside Firepit Area
- Ski & Sports Locker Room with Private Lockers
- Exclusive On-Site Equipment & Gear Rentals
- Poolside Indoor Lounge & Game Room
- Slopeside Pool & Hot Tubs
- Local Shuttle Services
- Daily Housekeeping (Fee-Based) Managed by Elevated Properties
- Exclusive Leasing Services by The Astrid



Lobby



Entry

The Bar





Ski & Pool Deck



Location & *Lifestyle*

At The Astrid, you'll establish roots in the historic town of Steamboat Springs, where the luxury of a pristine ski mountain melds together with genuine Western hospitality.

You'll never be short of something to do in this enchanting mountain destination, as an abundance of outdoor activities await you throughout the town. The winter season is world-renowned for its snow sports opportunities, with the Steamboat Ski Resort catering to the needs of adventurers of all ages, experiences, and abilities. As the snow melts, Steamboat unveils luscious green outdoor spaces, rushing rivers, and tranquil lakes, where visitors and locals spend hours absorbing the summer sun.

Out of Colorado's nearly 30+ ski resorts, Steamboat Springs stands out as an authentic mountain ranching town with a strong sense of community and Western tradition. Rather than homogenous tourist-focused commercialism, Steamboat greets guests with an overall feeling of spaciousness, ease, and genuine hospitality.

You and your companions will arrive as treasured guests, leave as cherished friends, and return as members of the Steamboat family.

What's on Offer in Steamboat Springs?

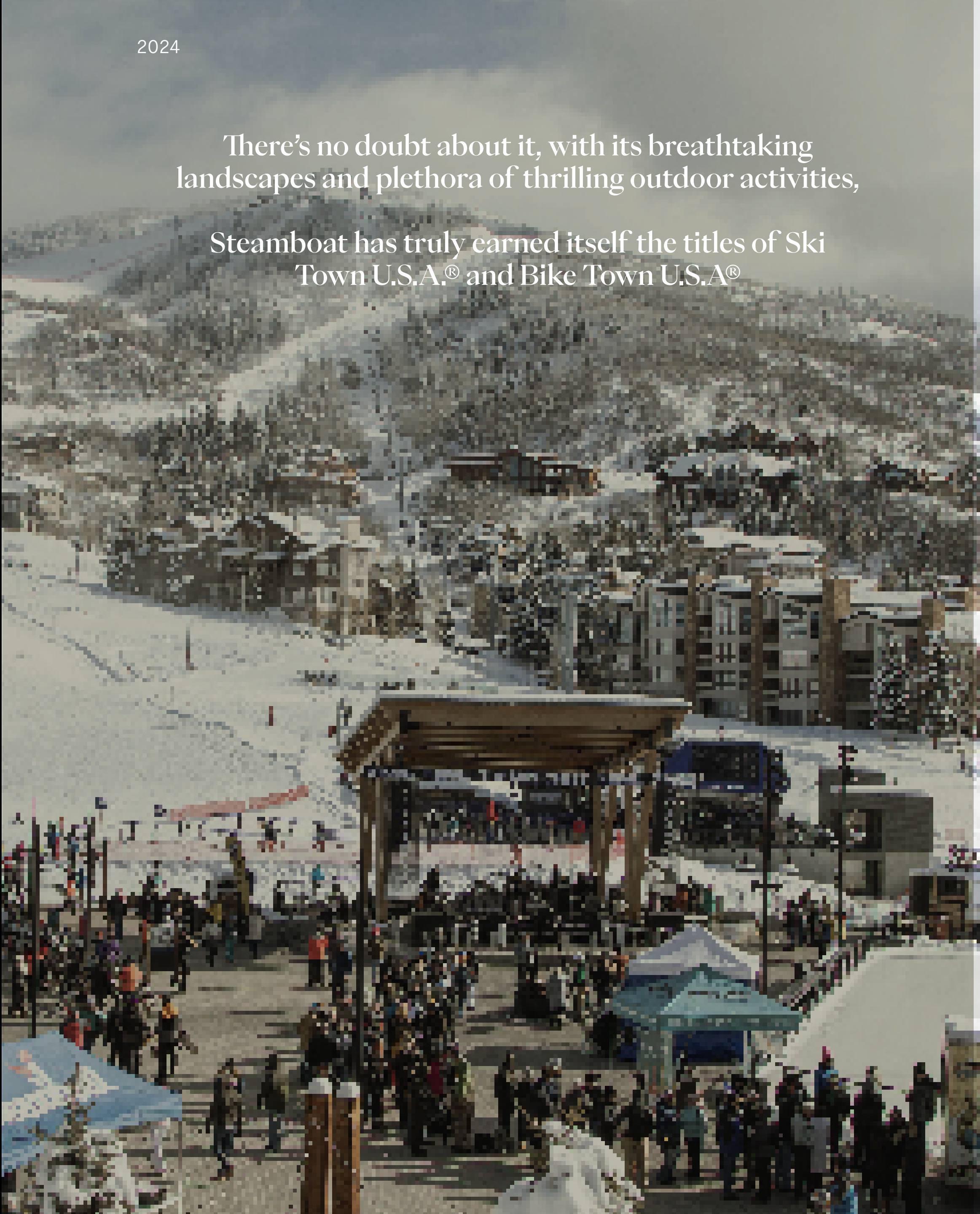
Steamboat was named the 'top overall ski resort in North America' through OnTheSnow.com's 23-2022 Visitor's Choice Awards.

Alterra Mountain Co, the owner of Steamboat Ski Resort, is in the final phase of a remarkable 300+ million dollar makeover on and around the mountain dubbed 'Full Steam Ahead'. This unprecedented investment into the Steamboat Ski Resort has one overarching aim – to see Steamboat become one of the premier vacation destinations in the world, benefitting both visitors and locals alike.

- 3,700+ acres of skiable terrain
- Over 169 named hiking trails
- Distinctive aspen glades
- Snow so good it earned itself a trademark (Champagne Powder® Snow)
- 90+ businesses in downtown Steamboat
- 25+ scenic public parks
- Packed calendar of year-round events
- Booming culinary scene
- Family-friendly facilities
- Comprehensive hospital system

There's no doubt about it, with its breathtaking landscapes and plethora of thrilling outdoor activities,

Steamboat has truly earned itself the titles of Ski Town U.S.A.® and Bike Town U.S.A.®





Thank you for taking the time to explore
The Astrid in Steamboat Springs.

To me, Steamboat was never just a ski town. This hidden gem in the Rocky Mountains is a true home to connect with loved ones, a destination for relaxation and adventure, and a place to build a legacy to pass down the generations.

My wife, Terrell, and I are creating The Astrid so that your family's legacy in Steamboat Springs will extend far beyond your lifetime. This is the place where we hope your grandkids, and great-grandkids, will create their fondest memories.

That's why I'd love to invite you for a one-to-one call with my friendly team, so we can hear your stories and dream together about your future legacy at The Astrid.

So, strap on your ski boots, friend. The slopes are calling your name.

Warmly,

Nyles Sherman

The mountains are *calling...*
Will you answer?



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The Astrid

SCHEDULE A PRIVATE CALL WITH THE ASTRID TEAM.

*None of these marketing materials constitute an offer to sell, nor are they a solicitation of an offer to purchase, in any jurisdiction. The project, known as the Astrid ("Astrid Project"), depicted and described in the marketing materials, is under development and is not yet under construction, nor is the design complete. The drawing, depictions, and design of the Astrid Project, as shown and presented, including but not limited to "Building 7" and any community amenities, are based on current development plans and development intentions, subject to change at the owner/developer's sole discretion. All development plans, improvements, features, land uses, amenities, floor plans, equipment, specifications, furnishings, trim, and other characteristics or information shown in the marketing materials or in any renderings, drawings, illustrations, photos, simulated views, graphic images, maps, or other visual depictions are illustrative only and may be changed without notice, at owner/developer's sole discretion. Any statements of approximate square footages or size/shape of amenities are subject to change. Square footage calculations are approximate and subject to change, and such square footage statements cannot be relied upon in deciding to purchase property in the Astrid Project or in establishing a purchase price. There are no guarantees or assurances made or given by owner/developer, or otherwise, that the Astrid Project will be constructed, or if constructed, that the Astrid Project will be built, used, operated, or sold as described in these marketing materials.

*All information provided is subject to change

