

RIVER VALLEY RANCH: Project Background

Colorado Mountain Community Offers Ownership Opportunities, High-end Amenities The Standard

CARBONDALE, Colo.

Hines Resorts, a division of the international real estate firm Hines, has transformed an old working ranch into a year-round resort community which offers an outdoor recreation oriented lifestyle where high-end amenities are the standard and home ownership opportunities are diverse. These features create a residential community that draws on the idea of a family reunion place that offers a unique experience for all generations to enjoy.

The developers created River Valley Ranch for all ages of people looking for true western living, according to Project Manager Mike Staheli. "Our approach to the community's design was to create traditional, friendly neighborhoods found in a small town, while at the same time keeping the rancher's sense of living close to the land and its water, and the long views to mountain skylines," he said. "We also emphasized building an overall sense of community created by a group of families that have sought out this natural setting and the lifestyles that go with it."

Located in the heart of the Roaring Fork Valley, just 30 miles from Aspen and 15 miles from Glenwood Springs, River Valley Ranch lies next to the historic town of Carbondale at the base of 12,953-foot Mt. Sopris. The community encompasses more than 520 acres with the Crystal River flowing throughout.

Hines has tried to recapture the essence of the western ranch experience by restoring several historic structures built by the original family, incorporating elements of historic regional architecture and preserving the natural environment. One of the property's century-old buildings, a 4,000-square-foot barn, has been renovated into a contemporary sales pavilion.

River Valley Ranch offers homebuyers a wide selection of real estate opportunities all featuring expansive views of Mt. Sopris and the surrounding mountains. The master plan takes full advantage of the Crystal River's natural beauty and the area's mild climate to offer residents vast views to the mountain skyline from each homesite and private outdoor space with southern sun exposure. No matter what stage of life a buyer is in - if the family has grown and left home, or the children are still at home, or the buyer is a single young professional - there are a variety of homeownership opportunities and amenities to please everyone.

Old Town is a charming cluster of Victorian-style homes reminiscent of Colorado mountain towns during the 1800s. Nestled together along tree-lined streets, the houses are complete with front porches, picket fences, and private backyards. Each two-level home is fabricated with quality materials and craftsmanship.

There are eight different models and six floor plans with a varying number of bedrooms, baths and livable square footage from which to choose. Prices range from the high \$400,000s.

The Settlement, a neighborhood of single-family maintenance-free mountain homes, lies to the north on a bend of the Crystal River with grand views of Mt. Sopris and the 9th fairway. Within walking distance to the Ranch clubhouses, these homes are reminiscent of historic western ranch buildings and are designed with all the comforts and amenities that make home ownership so enticing. Homes include several custom design options. Prices range from the mid \$500,000s to mid \$700,000s.

The Ranch Homesites offer a variety of one-quarter and one-acre parcels, including golf course and riverfront homesites, for owners to build a dream home. Organized in neighborhoods throughout the 520 acres, each homesite is sited to ensure privacy and security, while offering commanding views of the mountain vistas and valley floor. Construction guidelines set forth in the innovative, environmental River Valley Ranch Green Builder Program ensure that each home uses natural materials and landscape plantings indigenous to the area so homes enhance the natural setting and ranching heritage. Homesites range in price from \$170,000 to \$300,000 with homeowners spending in total from the mid-\$700,000s and above to build their custom home.

River Valley Ranch's neighborhoods surround an 18-hole championship daily fee golf course that most recently was named "the new jewel of the Rockies" by Golf Magazine (March 1999) and named to the "Best of America's New Courses" list by The Golfer magazine (December '98/January'99). Designed by Jay Morrish, 1996 Golf World's Architect of the Year, the course incorporates innovative design within the pristine natural setting to create challenging play. The clubhouse sits alongside the Crystal River with spectacular views of Mt. Sopris. The Rock Creek Grill, located in the clubhouse, serves lunch and dinner featuring authentic ranch-style cuisine on an open grill.

Residents and the public alike can also enjoy River Valley Ranch's expansive open space connected by a five-mile trail network and eight different community parks. Other world-class amenities for the recreation-oriented lifestyle include a European-sized soccer field, a baseball field, a traditional playground, and the Crystal River - a fly-fisherman's haven.

An exclusive amenity for property owners and their guests is the Ranch House Swim and Tennis Club which is situated at the heart of the community. The clubhouse is the hub of activity where residents can work out and enjoy social functions from parties and seminars to "RVR Explorers" which includes stargazing, fly fishing clinics, children's activities, Christmas tree cutting and cowboy poetry readings. The Ranch House boasts five Har Tru tennis courts, including an exhibition court for tournament play, an outdoor swimming pool, an

Olympic-sized lap pool, a children's pool complete with fountains and a waterfall, an expansive outdoor patio for entertaining, and full health and fitness facilities. There is a local post office housed in the Ranch House as well.