

# ALPEN GLOW

|                        |                        |
|------------------------|------------------------|
| AREA                   | Downtown               |
| ADDRESS                | 601 Lincoln Ave.       |
| MGMT. COMPANY          | Pioneer Ridge          |
| MGMT. CO. CONTACT      |                        |
| MGMT. CO. PHONE        | 970-879-0517           |
| WEBSITE                | alpenglowsteamboat.com |
| YEAR BUILT             | 2008                   |
| ON-SITE CHECK-IN       | No                     |
| SKI-IN/SKI-OUT         | No                     |
| PETS                   | Owners Only            |
| SHUTTLE                | No                     |
| RENTALS                | Nightly/Long-Term      |
| RIGHT OF FIRST REFUSAL | No                     |
| WORKING CAPITAL        |                        |
| GARAGE                 | Underground Parking    |
| ELEVATOR               | Yes                    |
| MAIN LEVEL MASTER      | Yes                    |



| UNIT TYPE        | # OF UNITS                  | SQUARE FEET |
|------------------|-----------------------------|-------------|
|                  | <u>Alpen Glow Lofts</u>     |             |
| 1 Bed / 1.5 Bath | 1                           | 1181 sf     |
| 1 Bed / 2 Bath   | 1                           | 1441 sf     |
| 2 Bed / 2 Bath   | 1                           | 1193 sf     |
| 2 Bed / 2 Bath   | 2                           | 1550 +/- sf |
| 2 Bed / 2 Bath   | 1                           | 1688 sf     |
| 2 Bed / 2 Bath   | 2                           | 1810 +/- sf |
|                  | <u>Alpen Glow Townhomes</u> |             |
| 2 Bed / 2.5 Bath | 6                           | 1937 sf     |

## HOA AMENITIES

- On-Mountain Ski Locker & Storage
- Storage Areas

## HOA FEE INCLUDES

- Gas
- Water
- Sewer
- Cable TV
- Trash Service
- Insurance
- Building Maintenance
- Snow Removal
- Capital Reserves

## UNIT/PROPERTY AMENITIES

- Private Balcony (most units)
- Heated Underground Parking
- High-end Finishes
- Mountain Views
- Walking Distance to Downtown Restaurants and Shopping
- Central Air Conditioning

Steamboat

**Sotheby's**  
INTERNATIONAL REALTY

steamboatsir.com | Main 970.879.8100 | Mountain 970.879.7800 | Downtown 970.870.8885

*\*This information is believed to be accurate but is not guaranteed, and is subject to change.\**

# ALPEN GLOW

Unit 2B  
1,309 s.f.  
1 Bedroom  
1 Den  
2 Bathrooms

Unit 2A  
1 Bedroom  
1 Den  
2 Bathrooms  
1,077 s.f.

Unit 2C  
2 Bedrooms  
1 Den  
2 Bathrooms  
1,060 s.f.

Unit 2D  
2 Bedrooms  
2 Bathrooms  
1,570 s.f.

Unit 2E  
2 Bedrooms  
1 Den  
2 Bathrooms  
1,709 s.f.

