

ROAN

STEAMBOAT SPRINGS



FIELD GUIDE

Welcome

ROAN

STEAMBOAT SPRINGS



LOCATION: STEAMBOAT SPRINGS, CO

40.458589°N / -106.812490°W



*ROAN inspires modern
mountain living at its finest*

Inspired by the wild horses it's named after, ROAN is graceful, bold, and forging its own path. ROAN's high-end design aesthetics are rooted in the new spirit of the West.



RESIDENCES

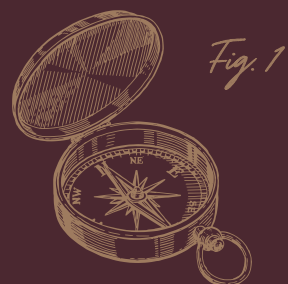
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OBSERVATIONS:

SOPHISTICATED
DESIGN THAT
MEETS THE
MOMENT

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AN ELEVATED MOUNTAIN LAIR

ROAN harnesses the wild spirit
of the West and shapes it into
something distinctly modern and
elementally grounding.





LIVING ROOM

WHERE UNPARALLELED SOPHISTICATION MEETS MOUNTAIN EASE



Elegant wood, stone, and steel elements bestow a modern rusticity and impeccable craftsmanship everywhere you look.

FEATURES

- Wood and steel open-riser stairs
- European white-oak floors throughout, including bedrooms
- Saddle Up room with full-size front-loading washer/dryer and boot dryers
- 3 gas fireplaces
- Deck off main living space
- Vaulted ceilings on upper floors
- Individual heating/cooling system with ducted distribution





KITCHENS & DINING

SIP, SAVOR, AND STEEP

ROAN's open-plan kitchen and dining areas are spacious, luxuriously appointed, and inspire the creation of all your handcrafted concoctions.

ROAN's Cowboy Hot Cocoa

- 6 cups milk
- 3 tbsp cocoa powder
- 3 tbsp white sugar
- 1 tsp vanilla extract
- 1 tsp cinnamon
- 1/2 tsp chili powder
- 1/4 tsp nutmeg

Heat milk in a saucepan over low heat until warm, add vanilla, cinnamon, chili powder and nutmeg. Heat for 5 minutes, stirring occasionally. Enjoy!



KITCHENS

SLEEK, MODERN KITCHENS DISTILL FORM AND FUNCTION



A stunning blend of modern design and timeless warmth, this kitchen is crafted with sleek countertops and high-quality cabinetry to elevate both entertaining and your morning cup of tea. State-of-the-art appliance packages deliver a cutting-edge culinary experience.

FEATURES

- Sleek, modern, walnut veneer cabinetry
- Full-height tile backsplash
- Wolf and Sub-Zero appliance packages
- Stone countertops

SNUG ROOM & HOT TUB

**LUXURIOUS SPACES TO
UNWIND AND RECONNECT**

Watch the sunrise every morning from your enormous windows.
Soak away the day in your private hot tub, counting the stars
in the Milky Way.





BATHROOMS

A QUIET MOMENT TO YOURSELF

Bathrooms are lavishly appointed, blending contemporary touches with comfort to create a personal retreat. Pour a glass of wine and slip into your free-standing soaking tub.



FEATURES

- Heated stone floors
- Frameless, oversized glass walk-in showers
- Custom wood dual vanity
- Separate water closet
- Kohler Purist bath fittings
- Free-standing soaking tub in Primary Bath 1
- Full-height tile walls



BEDROOMS

SLEEP, DREAM, REPEAT

High ceilings, expansive windows, and European white-oak floors grace each bedroom with pure light and sweeping views.





AMENITIES

02

OBSERVATIONS

SPIRIT- IGNITING DESIGN AND AMENITIES

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RECONNECT WITH WHAT REALLY MATTERS

In addition to ROAN's direct access to world-class slopes and pristine wilderness, an inviting Owner's Private Lounge & Party Room and refined design elements culminate in relaxed evenings reflecting on the day's adventures.



LOUNGE & PARTY ROOM

FORAGE AND GATHER

The spacious Owner's Private Lounge & Party Room inspires socializing with its chill vibes and Warming Kitchen for proper après-ski bites and cocktails. Bring your charcuterie and spirits of choice and unwind fireside with family and friends.

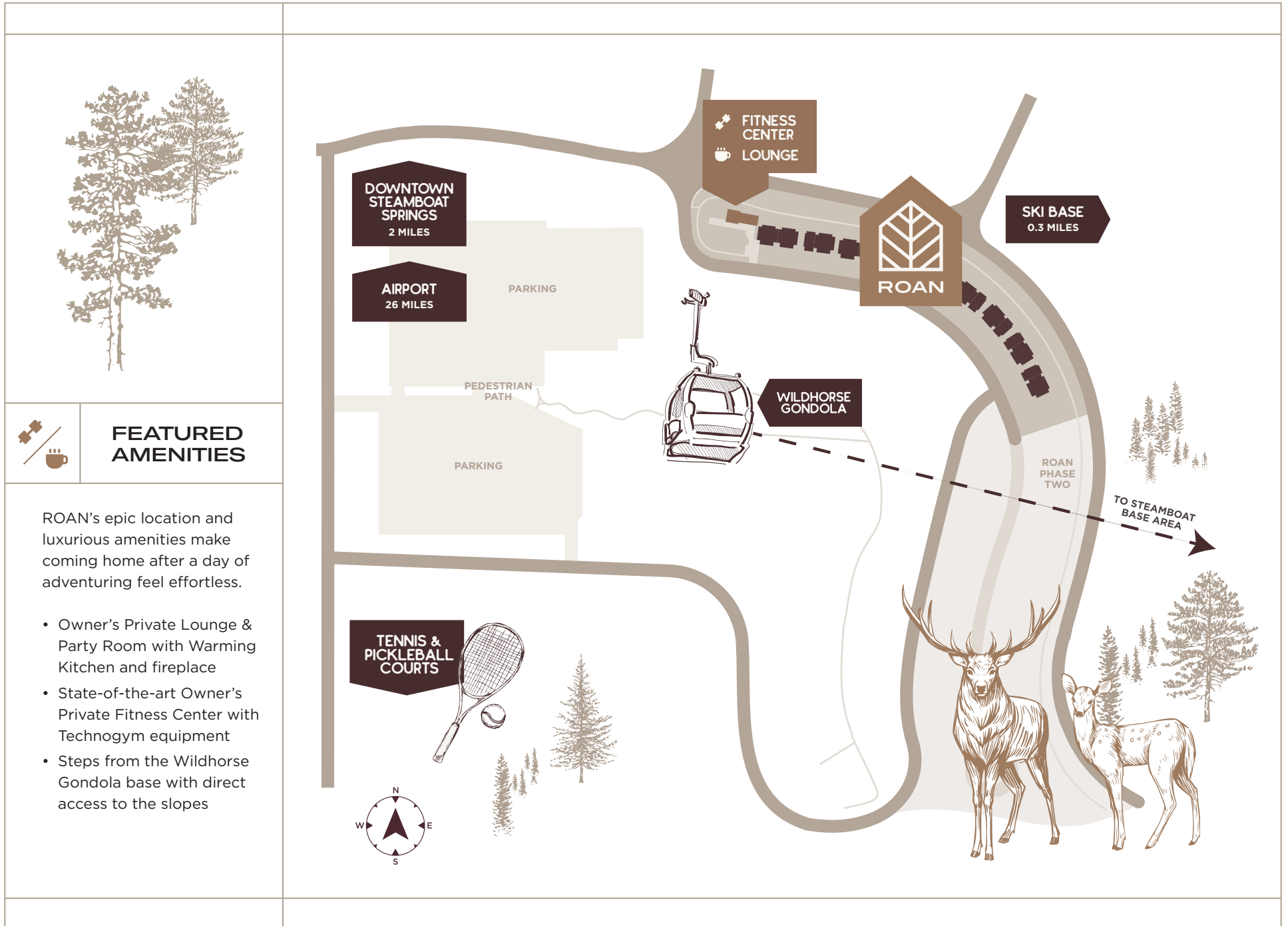


FITNESS CENTER

**PEAK
PERFORMANCE**

The slopes and trails are steps away, but when you prefer to stay in, ROAN's on-site Owner's Private Fitness Center is fully equipped with a welcoming yoga space and an impressive Technogym equipment lineup to keep your edge.







LOCATION

03

OBSERVATIONS:

FOR
SEEKERS OF
UNTOUCHED
TERRAIN

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Fig. 4



THIS IS WHERE ADVENTURE LIVES BOLDLY

First tracks in Steamboat's famous Champagne Powder™ are right outside your door. The Wildhorse Gondola whisks you away to bluebird days and black-diamond runs.



**AUTHENTICALLY
ADVENTURE**



01
02
03

LOCATION

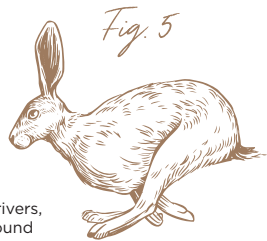
*Every day is full of
promise and
every adventure is
yours to be lived*



WINTER

MAKE FRESH TRACKS

Conquering black diamonds, slicing through glistening powder, soaking in mineral hot springs, and reclaiming your inner child put the wonder in winters here.



The forests, rivers, and lakes around Steamboat Springs are home to deer, moose, elk, and bald eagles. In winter, snowshoe hares change their color to blend in with the snow.





Fig. 6

The wild Yampa River runs through Steamboat Springs and is an incredible spot for catch-and-release fly fishing. The rainbow and brown trout are plentiful, as nature intended.

SUMMER

PUSH YOUR EXPECTATIONS TO NEW HEIGHTS



Whether you're casting in pristine waters, traversing boulders on the trail, mountain biking, or exploring the countryside from the saddle, summer days are as long as the sky is big. With an abundance of flights from airports across the country adventure is now more accessible than ever.





LAUNCH YOUR OWN WESTERN EPIC

ROAN is steps from the Wildhorse Gondola and hiking and mountain-biking trails, yet historic downtown Steamboat Springs' restaurants and nightlife are just minutes away.





Don't be surprised if you spot an elusive red fox on one of your hikes or bike rides. Look for their white-tipped tail and black ears and feet.

Fig. 1

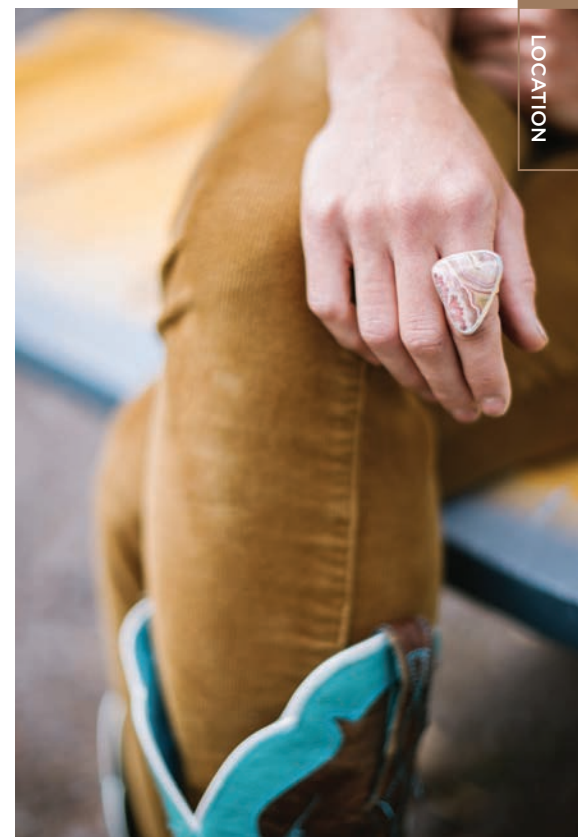


LOCALE

UNBRIDLE YOUR SPIRIT



Everything is better in Steamboat Springs. The snow feels lighter. The sun shines brighter. The people are friendlier and the local food & wine scene bursts with flavor after a day in the mountains.



01

02

03

LOCATION





MONTH	SEASON
February	Late Winter
NOTES	

8am Had a triple cappuccino at Off the Beaten Path Bookstore and Café. Picked up a book to read in the hot springs later

9am Dad caught the Wildhorse Gondola with the kids and hit the slopes. I cross-country skied on the groomed trails at Haymaker Nordic Center


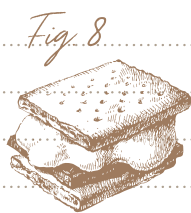

12pm Had a "Cowboy Downhill" eggs benedict washed down with a house bloody mary at Creekside Café and Grill—worthy of the hype!



3pm Took a long soak at Strawberry Park Natural Hot Springs, followed by a 90-minute massage

6pm Enjoyed a peppered elk loin and an "Ore Fashioned" cocktail at the rustic Ore House at the Pine Grove

9pm Gathered around the fire pit as a family and enjoyed a hot-cocoa-with-marshmallows warmup after a long day



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ROAN

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ROANSTEAMBOAT.COM



KZCAPITAL

LATITUDE
INVESTMENT PARTNERS

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BRANDING BY NOON.

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02

03

WELCOME

