

# WHAT IT'S REALLY LIKE TO LIVE HERE

410 RIVER ROAD

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## RIVER RHYTHM

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The Yampa reaches its high point in late May–early June, then settles into a steady summer flow. Even in the biggest runoff we've had—after a 400+-inch winter—the water only touched the base of the backyard wind sculpture. So you get the enjoyment without the worry.



## EVERYDAY WILDLIFE

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Eagles and osprey are frequent overhead, while moose, the occasional black bear, beavers, marmots, and minks visit the riverbank. Ducks raise their ducklings along the shore, and in winter, you might spot river otters popping up through the ice. Finches and hummingbirds round out the backyard bird-watching.



## LIGHT TRAIN ACTIVITY

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Expect trains about once or twice a week. They add a touch of local character but won't dominate your days.



410 River Road offers riverfront living with quiet surroundings, easy wildlife viewing, and the comforts of town just steps away.