



2300 MOUNT WERNER CIRCLE #619/622/623

Unit 619/622/623 is the premier Alpenglow condo at The Steamboat Grand. Located on the 6th floor with amazing views of Steamboat Resort and combining comfort and versatility, this condo features 3 separate rooms and doors to the hallway which can be used and rented together or individually.

If you have family and friends in town, use all three rooms that will sleep a total of 10 by combining the 3 into one. This condo is made up of a king bedroom with balcony overlooking the slopes, double queen bedroom, and main room with kitchen/dining/living area, pullout sofa, and twin daybeds. Not as many guests this trip? Stay in one of the rooms while you rent and generate income on the other two. The views from each of the rooms will have you dreaming of the slopes and iconic Steamboat adventures.

With an ideal location in the building you will also enjoy being out of earshot, yet just a short walk from the brand new elevators. The Grand has recently seen a significant renovation including, in this condo, new furniture, closet built-ins, appliances, doors, carpet, and artwork.

This 1/4 share interest gives you 13 weeks a year, including both Christmas and New Years weeks this winter, to enjoy the best that the Boat has to offer.

Not your week but still in town and need to relax? No problem! Fractional owners are able to enjoy the amazing amenities including pool, hot tubs, steam room, sauna, fitness center, ski storage, and owners lounge at any time of year.

An on-call shuttle gets you to anywhere you need to go while in residence. With the ideal location, views, floor-plan, calendar, and upgrades, Steamboat Grand 619/622/623 is the fractional ownership opportunity you have been waiting for!



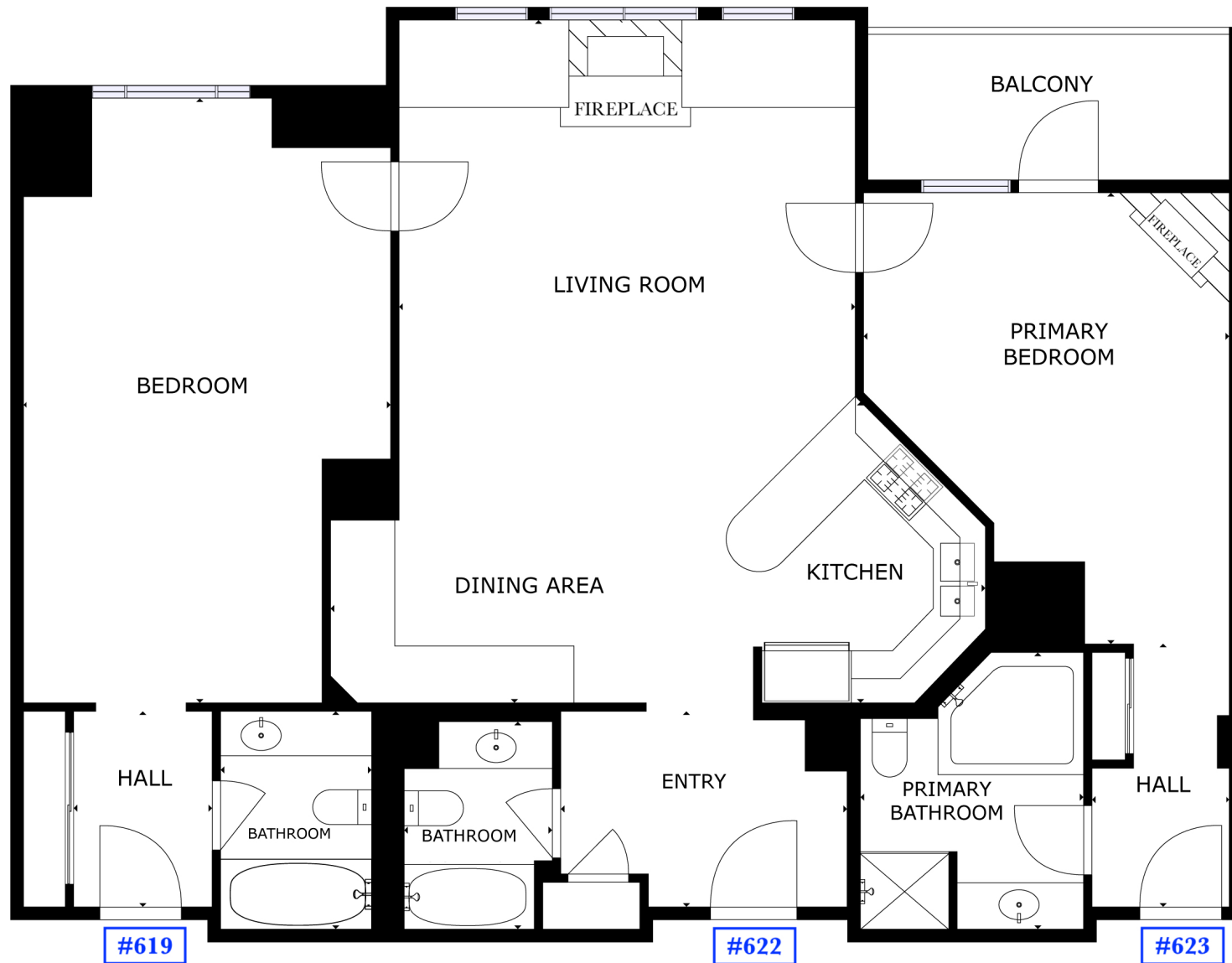
The Unit

- 2 Bedrooms
- 3 Bathrooms
- 1,403 Square Feet
- 1/4 Share Fractional - 13 Weeks per Year
- Built in 1999
- Fully Furnished
- Forced Air Heating
- Air Conditioning
- 2 Gas Fireplaces
- 3 Doors to the Hallway
- Ideal Location Around the Corner from the Elevator
- Recent Updates Include: New Carpet, Appliances, Furniture, Paint, Doors, Artwork, Doors, and Closet Built-ins
- Versatile Floorplan with Amazing Views of Steamboat Resort from the 6th Floor



Floor Plan

Versatile Alpenglow floorplan with 3 doors to the hallway allows several different ways to use your condo, rent it, or both!



Amenities and Perks of Ownership

- Heated pool and hot tubs
- Fitness center with steam room and sauna
- Year Round Shuttle Service
- Front Desk and Concierge
- Underground parking
- Ski Storage
- Multiple Restaurants and Shops
- Committed Owner Services Team
- Housekeeping Services
- Space Available Program
- RCI Exchange Program - Exchange weeks with owners at other resorts
- Laundry
- 13 weeks per year including Christmas and New Years weeks this winter!

**Fractional owners ARE able to use most amenities when not in residence*



Calendar

13 weeks per year including Christmas and New Years weeks this winter!



Steamboat Grand Resort Hotel & Condominiums
Saturday to Saturday

Calendar II

2025

Week #	Check In	Check Out	S	S	M	T	W	T	F	Int #
1	Jan-18	- Jan-25	18	19	20	21	22	23	24	3
2	Feb-15	- Feb-22	15	16	17	18	19	20	21	7
3	Mar-15	- Mar-22	15	16	17	18	19	20	21	11
4	Apr-12	- Apr-19	12	13	14	15	16	17	18	15
5	May-10	- May-17	10	11	12	13	14	15	16	19
6	Jun-07	- Jun-14	7	8	9	10	11	12	13	23
7	Jul-05	- Jul-12	5	6	7	8	9	10	11	27
8	Aug-02	- Aug-09	2	3	4	5	6	7	8	31
9	Aug-30	- Sep-06	30	31	1	2	3	4	5	35
10	Sep-27	- Oct-04	27	28	29	30	1	2	3	39
11	Oct-25	- Nov-01	25	26	27	28	29	30	31	43
12	Nov-22	- Nov-29	22	23	24	25	26	27	28	47
13	Dec-20	- Dec-27	20	21	22	23	24	25	26	51

2026

Week #	Check In	Check Out	S	S	M	T	W	T	F	Int #
1	Dec-27	- Jan-03	27	28	29	30	31	1	2	52
2	Jan-24	- Jan-31	24	25	26	27	28	29	30	4
3	Feb-21	- Feb-28	21	22	23	24	25	26	27	8
4	Mar-21	- Mar-28	21	22	23	24	25	26	27	12
5	Apr-18	- Apr-25	18	19	20	21	22	23	24	16
6	May-16	- May-23	16	17	18	19	20	21	22	20
7	Jun-13	- Jun-20	13	14	15	16	17	18	19	24
8	Jul-11	- Jul-18	11	12	13	14	15	16	17	28
9	Aug-08	- Aug-15	8	9	10	11	12	13	14	32
10	Sep-05	- Sep-12	5	6	7	8	9	10	11	36
11	Oct-03	- Oct-10	3	4	5	6	7	8	9	40
12	Oct-31	- Nov-07	31	1	2	3	4	5	6	44
13	Nov-28	- Dec-05	28	29	30	1	2	3	4	48

2027

Week #	Check In	Check Out	S	Su	M	T	W	Th	F	Int #
1	Jan-02	- Jan-09	2	3	4	5	6	7	8	1
2	Jan-30	- Feb-06	30	31	1	2	3	4	5	5
3	Feb-27	- Mar-06	27	28	1	2	3	4	5	9
4	Mar-27	- Apr-03	27	28	29	30	31	1	2	13
5	Apr-24	- May-01	24	25	26	27	28	29	30	17
6	May-22	- May-29	22	23	24	25	26	27	28	21
7	Jun-19	- Jun-26	19	20	21	22	23	24	25	25
8	Jul-17	- Jul-24	17	18	19	20	21	22	23	29
9	Aug-14	- Aug-21	14	15	16	17	18	19	20	33
10	Sep-11	- Sep-18	11	12	13	14	15	16	17	37
11	Oct-09	- Oct-16	9	10	11	12	13	14	15	41
12	Nov-06	- Nov-13	6	7	8	9	10	11	12	45
13	Dec-04	- Dec-11	4	5	6	7	8	9	10	49

2028

Week #	Check In	Check Out	S	Su	M	T	W	Th	F	Int #
1	Jan-08	- Jan-15	8	9	10	11	12	13	14	3
2	Feb-05	- Feb-12	5	6	7	8	9	10	11	7
3	Mar-04	- Mar-11	4	5	6	7	8	9	10	11
4	Apr-01	- Apr-08	1	2	3	4	5	6	7	15
5	Apr-29	- May-06	29	30	1	2	3	4	5	19
6	May-27	- Jun-03	27	28	29	30	31	1	2	23
7	Jun-24	- Jul-01	24	25	26	27	28	29	30	27
8	Jul-22	- Jul-29	22	23	24	25	26	27	28	31
9	Aug-19	- Aug-26	19	20	21	22	23	24	25	35
10	Sep-16	- Sep-23	16	17	18	19	20	21	22	39
11	Oct-14	- Oct-21	14	15	16	17	18	19	20	43
12	Nov-11	- Nov-18	11	12	13	14	15	16	17	47
13	Dec-02	- Dec-09	2	3	4	5	6	7	8	50
14	Dec-16	- Dec-23	16	17	18	19	20	21	22	52

RENTAL HISTORY

THE STEAMBOAT GRAND
Quarter Share Estate QII
Saturday to Saturday
2 Bed | 3 Bath Deluxe Condo - Alpenglow
2300 Mount Werner Circle



Date Range	Gross Rental Income	Travel Agent Commission	Mgm't Commission	Non-Revenue Nights	Net Owner Income
1/1/22 - 12/31/22	\$15,079	\$195	\$6,693	16	\$8,191
1/1/23 - 12/31/23	\$16,775	\$236	\$7,549	12	\$8,991

**Non-Revenue Nights include owner stays and guests of the owner during owner weeks. If the owner is an RCI member there may be additional non-revenue weeks they banked with RCI that would result in fewer nights available for paid rentals, however those nights are not reflected in this report.*

These figures are not, in any way, a rental projection or a guarantee of future rental revenue. The rental of each condominium is strictly optional at each owner's discretion.

Location

At the Steamboat Resort Base Area in the middle of all the action!



HOA and Ownership



Dues - \$16,666/year

Dues include - all amenities, all utilities, county property taxes, maintenance and management of unit, accounting, insurance

HOA Contact - owners@steamboat.com, www.steamboatgrand.info

Balcony View





