

# FEATURES AND BENEFITS

## 430 S Frontage Road

## Altus 205



### Property Features

- Single level residence within Altus Vail Residences, rare in Vail Village
- Flexible two lockoff configuration designed for guests or rental use
- Family room and dining area create an open gathering space
- Sealed combustion gas fireplace anchors the main living area
- Balcony with south facing ski slope and mountain views
- Semi private elevator provides direct access to the residence
- Deeded parking space with heated underground garage
- Private storage unit 6 for long term use or owner gear
- In town location walkable to slopes, shuttle, dining, and shops
- Fully furnished and ready for immediate enjoyment

### Lifestyle Amenities

- Gravity Haus membership included with ownership
- Access to gym, spa, salt cave, sauna, steam room, and hot tub
- Preferred hotel and restaurant benefits for owners
- Ski locker storage and deeded parking all on site
- Vail in town shuttle located nearby for effortless mobility
- HOA covers internet, cable TV, insurance, snow removal, and management
- Professionally managed building for true lock and leave convenience
- Short term rentals permitted offering personal use and ROI potential
- Near public transit and village services

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## Quality & Design

- Year round paved access for secure arrival in all seasons
- Primary bedroom features oxygenation system for altitude acclimation
- Reverse osmosis water system and built-in wine cooler at bar
- Motorized blinds for comfort lighting and privacy control
- Lighting selections from Apparatus and Allied Maker
- Textured wallpapers by Holly Hunt and Phillip Jeffries
- Custom designing by local designer Olivia Grayson
- Radiant floors and towel warmers in the primary bath enhance daily comfort
- Built-ins and integrated storage designed for extended stays
- Modern alpine aesthetic with refined craftsmanship throughout