

2053 SKI TIME SQUARE DRIVE # 212

\$4,150,000





WHERE LUXURY MEETS ADVENTURE.

Western sophistication blends seamlessly with ultimate convenience in this 4Bd/4Bth ski-in/ski-out slopeside residence at The Antlers. Gear up with ease—step into the locker room for some hot cocoa while gathering heated boots, helmets, and goggles, then head outside where the ski valet has your skis/board ready for a direct glide down to the Wild Blue Gondola. Designed for an active mountain lifestyle, the entry showcases richly stained knotty alder custom built-in lockers, cabinetry, and drawers, designed to accommodate a full house. The main level offers an ideal layout for entertaining and gathering, featuring seating for 4 at the kitchen bar, generous counter space, a large dining table with custom built-in benches, and a spacious living area with seating for 8 or more around the fireplace.



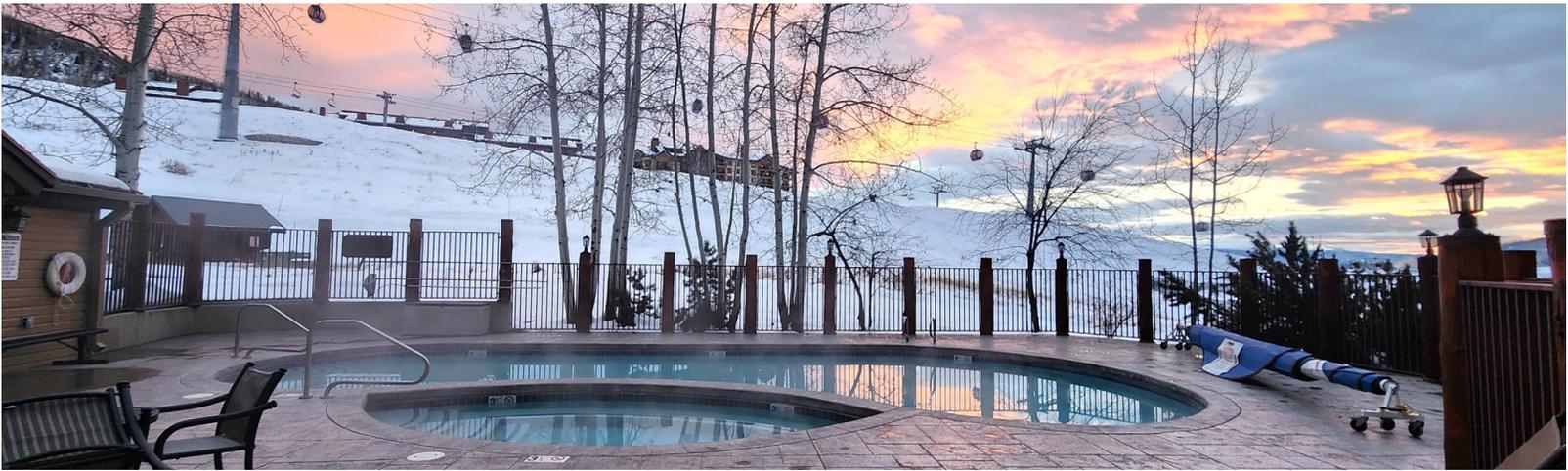
The elegant yet inviting remodel includes distressed hardwood floors and a striking drystack stone fireplace wall that extends through the stairwell to the lower level. Custom cabinetry carries throughout the home—from the entry and dining bench storage to refined shelving, wine refrigeration, and built-ins that anchor the living spaces. A main-level bedroom adds accessibility, while 3 additional bedrooms on the lower level—each with its own ensuite bathroom—offer privacy and comfort for all. The south-facing orientation fills the home with natural light and encompasses sweeping views of the ski area and valley, enjoyed from the main-level balcony and lower-level patio. Taking a day off the slopes? The on-call winter shuttle makes trips downtown effortless, or enjoy a short walk to the base area's dining and activities. For relaxation, head to the heated pool and hot tub just steps from the Right-o-Way run and take in the action. Though never rented by the current owners, this premier slopeside location offers significant short-term rental income potential and is fully furnished. Maximize both playtime and potential income at The Antlers—where luxury meets adventure.

RECENT REMODEL INCLUDES

- + Distressed hard wood flooring on the main level
- + Custom knotty alder cabinets, shelving and doors including
 - + Lockers, drawers, and cabinets in the entry/mudroom
 - + Storage units under the dining room benches
 - + Cabinets on both ends of the bench including a beverage refrigerator
 - + Shelving and cabinetry on the stone wall in the living room
- + Built-in dining bench with cowhide bench back with matching chair backs
- + Drystack stone wall in the living room extending to the stairs going to the lower level
- + Stone inset fireplace and hearth
- + Removal of the full wall going to the lower level, opening up the great room

Highlights

- + Average predicted annual gross rental income of \$145,000
- + New 80 gallon electric water heater in 2025
- + Living room couches and main level area rugs recently replaced
- + High quality furnishings gently used – no rentals during seller's ownership
- + Assigned carport
- + Motion-activated stairwell lighting
- + 2 Suites with 5 piece bathrooms
- + Living room is wired for surround sound
- + King beds in the primary and junior suites
- + 5 burner gas Thermador stove top
- + Bunkroom features 2 twin over queen bunk beds, and a sizeable walk-in closet
- + Sun shades for the balcony (balcony is 14'x6')
- + Balcony and patio are both south facing – great for natural light
- + Patio on the ground level accessible by both the primary bedroom and the junior suite
- + 9' tall ceilings
- + Owner's closet 9' deep x 6' wide x 9' high
- + Open floor plan

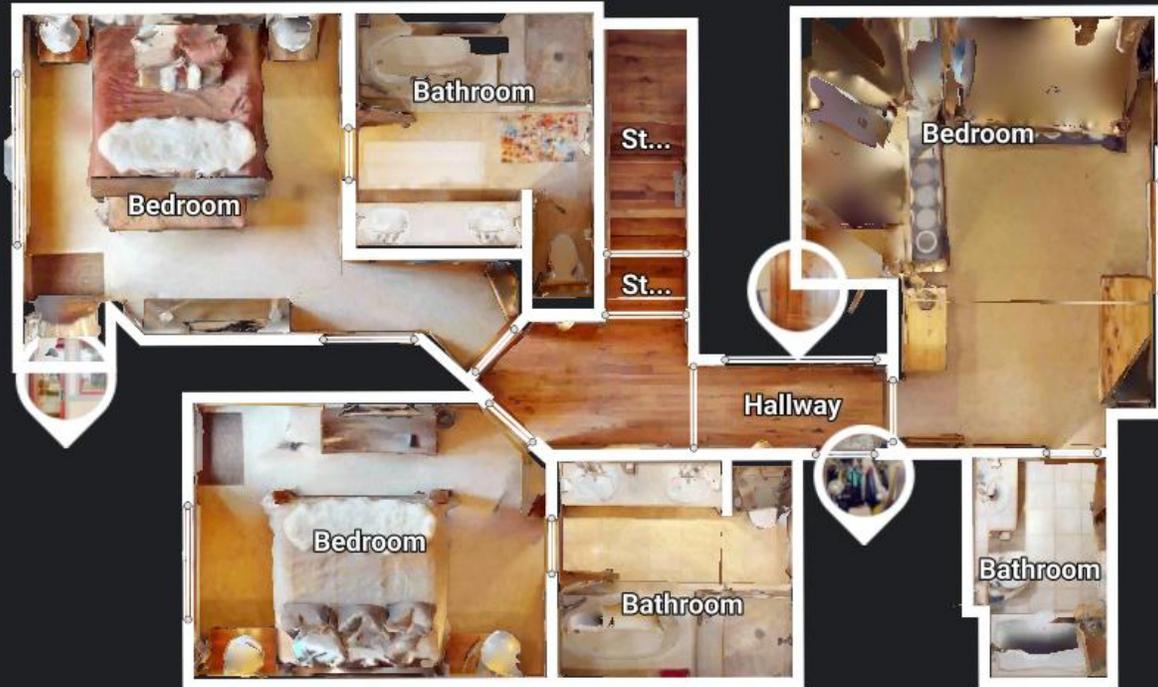


ANTLERS AMENITIES

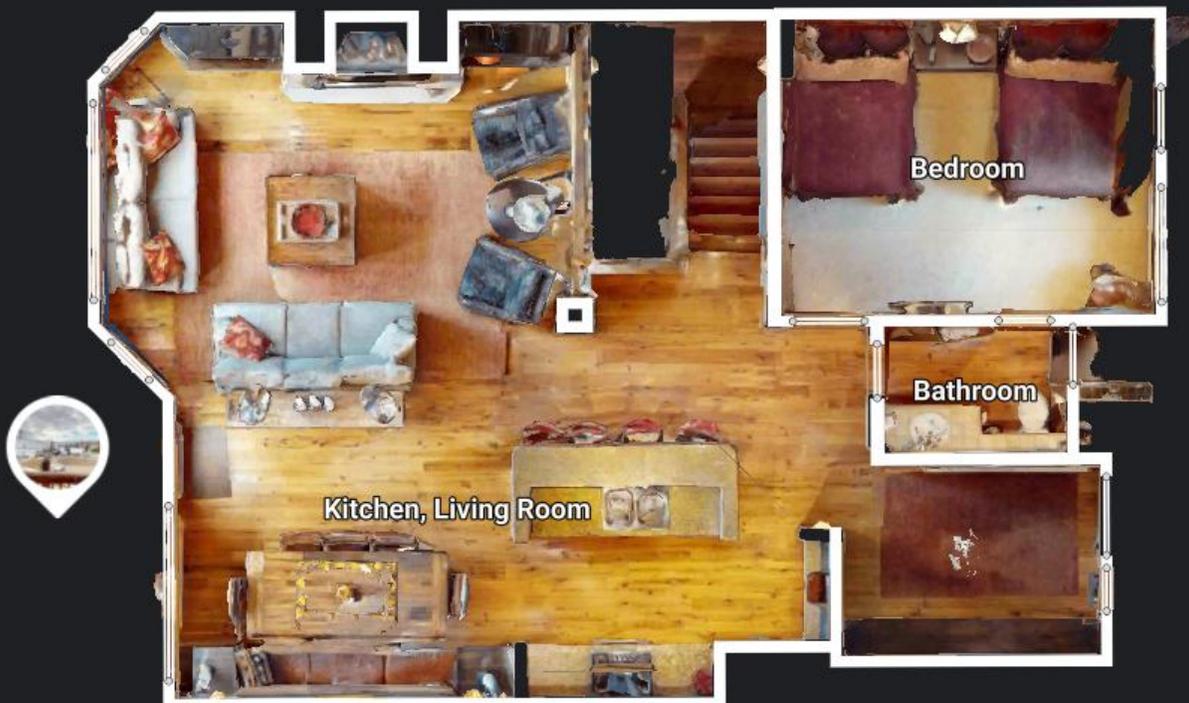
- + Steam room and shower off the pool and hot tub area
- + Ski/board valet
- + Winter on-call shuttle
- + Assigned carport
- + 2 Gear lockers in the owner's lounge
- + Gas grill 20' from the door
- + Slopeside heated pool and hot tub
- + Heated sidewalks to the owner's lounge/ski valet
- + Professional and service-oriented staffed front desk

Floor Plans

Floor 1



Floor 2



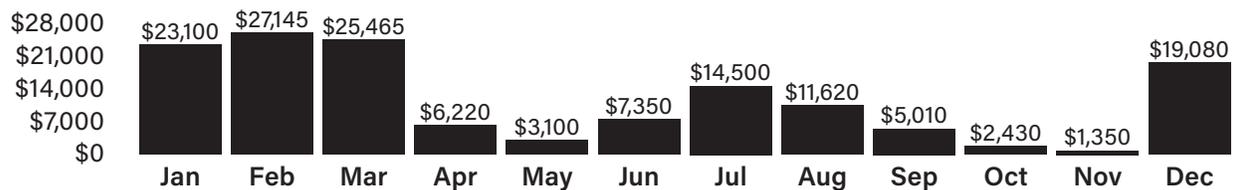


RENTAL PROJECTIONS PRO FORMA SUMMARY

Total Projected Gross Revenue: \$146,370 (From \$119,000 to \$177,000 based on market conditions and pricing)
Total Projected NET Revenue: \$124,415 (From \$101,000 to \$151,000 based on market conditions, pricing, and net of 15% commission)

Total Projected Nights Rented	Total Days Owner Enjoyment	Occupancy	Average Nightly Rate
174	0	48%	\$841

Total Projected Gross Revenue: \$146,370



Info from Mountain Vacation Lodging



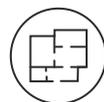
\$4,150,000



4 Beds



4 Baths



2,387 SF



S1064558



PRESENTED BY: THE STEMPEL GROUP

Sue Stempel and Elise Hendricks
S - 970.819.0981 | E - 970.846.5456
thestempelgroup@thegroupinc.com
www.Antlers212.com

