



## Love Ridge and Grand View Lodges

Units 2730, 3130, and 4830 Snow King Resort

Jackson Hole, Wyoming

**GRAHAM4**  
TERRA+FAUPEL+FAUPEL

## Love Ridge and Grand View Condominiums At Snow King Resort Jackson Hole, Wyoming

**Overview:** Perfect vacation retreat or short term rental. These Love Ridge and Grand View Condominiums are all top floor units at the base of Snow King Resort with ski-in, ski-out access, mountain views, beautiful furnishings, 1,900-2,217 sq. ft., 3 bedrooms, 3-3.5 baths, 2 fireplaces, 2 decks, covered parking, storage, and a lock-off feature.

**Love Ridge/ Grand View:** The comfortable living spaces, all on one level, include: a beautiful living room with a gas fireplace, entertainment center, and glass doors onto a deck with lovely views; spacious dining area; master suite and luxurious master bath; fully equipped kitchen with top-of-the-line appliances, Subzero refrigerator, granite countertops; guest bedroom and private bath; family room/den with a Murphy bed, bath, gas fireplace, wet bar, microwave, under counter refrigerator and glass doors onto back deck. Countless high end finishes include: 9 foot ceilings throughout, lots of windows, slate entry, alder doors and cabinets, granite countertops in kitchen and bathrooms and beautiful furnishings. There are two stacked washer dryers, approximately 250 sq. ft. of deck space, two parking spaces in an underground garage and 100 sq. ft. heated owners storage room.

**Great short term rental/ resort amenities:** For maximum flexibility, these units have a 2 bedroom, 2 bath lock-off feature and can be an excellent short term rentals. Amenities of Snow King include concierge service, shuttles to airport and other ski areas, swimming pool, hot tub, game room and restaurant and bar. These mountainside condos have easy access to the slopes in the winter and in the summer miles of hiking and mountain biking trails are right out the back door.

**Unit 3130: \$890,000**

**Unit 2730: \$900,000**

**Unit 4830: \$865,000 (with elevator)**



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**Love Ridge, Grand View Lodges and The Residences  
At Snow King Resort  
Jackson Hole, Wyoming**

**Convenient Location**

Jackson Hole is unrivaled for its natural splendor, world-class downhill skiing, and resort accommodations and these luxury condominiums are the perfect vacation enclave within that perfect resort setting. The Love Ridge and Grand View Lodge Homes are full ownership condominiums located at the base of year round Snow King Resort in the heart of the town of Jackson, offering beautiful views of the Grand Teton, Snow King and the National Elk Refuge, home to 8000 wintering elk. Love Ridge residents and guests can enjoy mountainside living, a full range of outdoor activities and yet have all the conveniences of a charming western resort town within walking distance.

**Love Ridge/ Grand View Condominiums**

Love Ridge and Grand View Lodge Homes are 3 bedroom/ 3-3.5 bath, 1,900-2,200 sq. ft. luxury condominiums with a single level floor plan, timber and stone construction, 2 underground parking spaces and 100 sq. ft. of owner storage. Grand View is the name for Love Ridge units in Phase Two. Grand View units are located higher on the hill, they have a powder room, the upper units have vaulted ceilings in the living room, and several units have elevators. All units are turn-key, beautifully furnished in a comfortably elegant western style with the finest quality appointments including granite countertops and top-end appliances. Whether owners and guests want to relax by one of the condominium's two fireplaces after a day on the slopes or enjoy the mountain views from decks off the living room and den, Love Ridge offers a perfect living or vacationing environment. A lock-off feature separates each condominium into two comfortable units, allowing maximum flexibility for vacationing or short term rentals.

**Love Ridge Residences Townhomes**

The Love Ridge Residences were designed as free standing townhomes, to comfortably accommodate either full time residency or short term rental. There are 3 Residences buildings with 2 units in each. Residences are slightly larger than Love Ridge and Grand View (2,291 sq. ft.) and they feature a 3 level floor plan with a 2 car attached garage. They are offered beautifully furnished with 3 bedrooms, 3 baths, great room, 2 fireplaces, large storage room, laundry room and lovely Teton views.

**Snow King Amenities**

Owners and guests enjoy the amenities of Snow King Resort including an indoor pool, spa, restaurant, bar, concierge service, shuttles to and from the airport, town, and other area ski resorts (Jackson Hole Mountain Resort and Grand Targhee). Downhill skiing, day or night on "The King" or summer mountain biking and hiking are right out the back door. The Love Ridge Lodge, currently under construction, will offer personalized check-in valet service, meeting rooms, lobby/ lounge and a spa is planned.

**Snow King, Jackson Hole**

Founded in 1939 in the heart of “cowboy country”, Snow King was Wyoming’s first ski area. The Snow King Mountain area, like Jackson Hole, has a rich and charming history as a true “wild west” community in the Rocky Mountains. Visitors from around the world have always enjoyed good food, good music, western art, countless exciting year round recreational opportunities and the breathtaking scenery and wildlife of the Jackson Hole area. Grand Teton National Park, Yellowstone National Park, Bridger Teton National Forest and the National Elk Refuge are just a few of the recreational attractions surrounding the resort. And, Snow King is within minutes of countless outdoor recreational and cultural opportunities including: fly-fishing, downhill and cross country skiing, championship golf, tennis, horseback riding, hiking, climbing, canoeing, white water rafting, fine art galleries, shops, restaurants and the Grand Teton Music Festival.

-- Love Ridge based on 26 units

Unit No.	Unit Type	Jan 11	Feb 11	Mar 11	Apr 11	May 11	Jun 10	Jul 10	Aug 10	Sep 10	Oct 10	Nov 10	Dec 10	Total 12 Mos
<b>L.R. 3BR AVE. GROSS*</b>														
		2,029.50	3,589.51	4,032.35	226.11	478.35	7,308.90	11,086.45	10,360.65	6,670.51	915.43	286.51	3,416.35	50,400.62
2730	Actuals	953.00	1,943.26	2,898.09	(70.80)	292.70	7,608.72	10,136.34	4,516.41	6,456.99	1,320.00	270.00	4,195.00	40,519.71
3130	Actuals	4,393.80	6,616.21	4,000.00	175.00	980.00	5,560.18	9,718.53	12,206.40	6,380.93	858.00	0.00	5,383.80	56,272.85
4830**	Actuals	4,563.00	2,919.00	3,988.96	515.00	1,015.00	6,660.20	9,653.19	8,581.25	7,186.57	1,295.00	0.00	3,371.00	49,748.17

\*Future revenue is not guaranteed.

\*\*4830 is a Grand View Condominium, rental performance is similar to Love Ridge but HOA is different.

## Homeowner Dues and Other Occupancy Expense

Grand View CA

Estimated Monthly Homeowner Association Dues:	<u>\$475.00</u> / mo.
Estimated Monthly Homeowner Association Dues with elevator:	<u><u>\$625.00</u></u> / mo.

Included in Homeowners Association Dues

- Common Area Maintenance
- Common Area Utilities (Electricity & Water)
- Building Insurance Property and Liability
- Grounds/Landscaping Maintenance
- Trash Collection
- Building Exterior Maintenance
- Maintenance Supplies
- Road Easement Costs
- Security
- Administration (Management and Accounting Costs)
- Snow and Ice Removal
- Elevator Expenses

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Other Expenses Not Included in Homeowner Association Dues (Estimated Costs):

Contents and Homeowners Liability Insurance	\$20.00 /month
Utilities	
Electricity/Gas Charges	\$200.00 /month
Telephone Service	\$60.00 /month
Basic Cable TV	\$67.00 /month
Water and Sewer Charges	\$22.00 /month

Total: Estimated Utilities and Homeowners Insurance:	<u><u>\$369.00</u></u> /mo
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Estimated Real Estate Taxes	<u>\$6,260.00</u> /yr
Estimated Real Estate Taxes: units with elevator	<u><u>\$7,768.00</u></u> /yr