



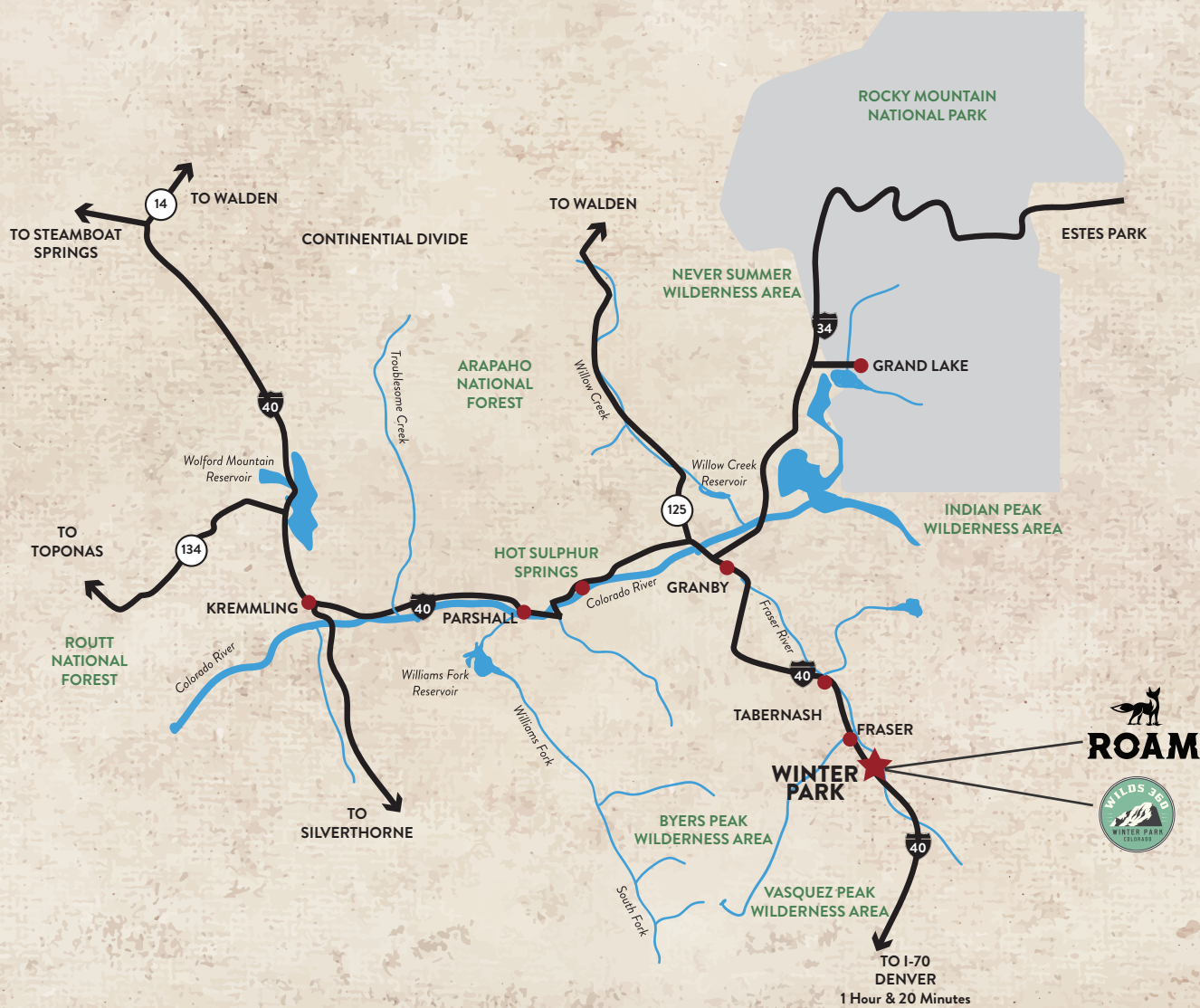
**ROAM**

**A NEW KIND OF MOUNTAIN COMMUNITY**

**LOCALLY PRESENTED BY:**

The Real Estate Company

Ken & Carla Boenish | Owners - Brokers  
970-426-5500 | [TEAM@TRECWP.COM](mailto:TEAM@TRECWP.COM)



## LOCATION

105.700930° W | 39.914410° N



## ELEVATION

9,121'

## MOUNTAIN LIVIN' WITHIN REACH

Welcome to the best of both worlds. Tucked away one hour and 20 minutes from the big city, where the air is clear, the spaces are open, and the snow is fresh. This is Winter Park, where live, work, play is more than a motto. It's a way of life. And, it's so easy to do.

There's high-speed connectivity when you need it. In Winter Park you can get it done and then get out in it. With 600 miles of trails to explore, legendary

fly fishing, North America's top ski resort, and the best snow in the state, adventure is calling and there's nothing holding you back.

Winter Park has the "Best Snow in Colorado\*" and now is the time to discover a life here.

"We are Colorado's Top Adventure Town\*\*"

\*According to rankings  
\*\* Elevations Outdoors



# WINTER PARK COLORADO

## WHY CHOOSE WINTER PARK?

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### Easy access to Denver, on-line and on-the-road

Your work-from-anywhere home base has the technology infrastructure you need. Want to pop down to the city? Go ahead—it's smooth sailing in and out of the mountains, no tunnel traffic required.

### North America's top ski resort

The accolades pile up like the snow, which just happens to be the best and the deepest in Colorado.

### Less expensive than other Colorado mountain towns

A supportive community grounded in local businesses and sustainable ethics.

### Year-round outdoor adventure in Grand County

Winter is just the beginning! Winter Park is located in Grand County, where 70 percent of land is public. You'll find 600 miles of trails, spectacular mountain biking, legendary fly-fishing and so much more.

### The Fraser River runs through it

Anglers enjoy the first main tributary of the Colorado River with its delightful mix of small- and large-stream fishing.

Discover your adventurous mountain life in Winter Park.



# ROAM

## BLAZE YOUR TRAIL IN WINTER PARK

A place to relax, recharge and explore. 65 days or 365 days a year. (We suggest the latter.)

ROAM is the first development of its kind in this magical pocket of the Colorado Rockies. Located on the south end of the town of Winter Park, ROAM is the first place you'll pass on your way into town from Denver which makes that city-to-mountain commute even easier.

It's here, just down the road from North America's top ski resort and surrounded by national forest, you'll find our walkable neighborhood with distinctive properties, easy access to trails, and a convenient stroll to all of Winter Parks entertainment and amenities.

In other words, you can ROAM close to home or way out in the wilderness. Either way you'll find exactly what you've been looking for.

ROAM is designed for work, play and life. That's what makes it so different from other resort town communities. We like to say that this is mountain living within reach.

### HERE'S WHAT YOU'LL FIND IN ROAM:

#### **A walkable design so you can ROAM anywhere.**

To dinner, to town, to a friend's house, to your favorite fishing hole, or access hundreds of miles of trails, right from your home.

#### **A seamless work-from-the-mountains**

setup with our new gig fiber from CenturyLINK bringing 100% fiber connectivity through the community and into each home.

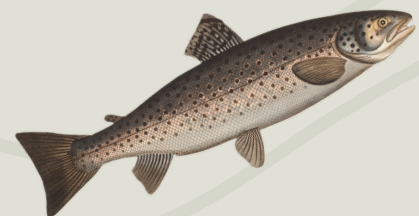
**Distinctive homes** and floor plans that suit diverse needs and lifestyles.

**Open space.** Almost 70 percent of ROAM's footprint will be retained as open space.

**Easy access to America's top ski resort** with 3,000 ski-able acres and 3,000 vertical feet.

And be assured, as locals and stewards of this special place, we've paid special attention to the land here. We are guided by green, eco-conscious principles. We're starting off right with a project that will help restore our valley's beautiful Fraser River, a portion of which flows right through ROAM.

**THIS IS ROAM. WE LOOK FORWARD TO WELCOMING YOU HOME.**





# A NEW KIND OF MOUNTAIN COMMUNITY



“Surrounded by high mountain topography, steep grades, and incredible natural scenery, Winter Park has maintained its small town charm and active outdoor lifestyle since the late 1920’s.”





## WILDS 360, BY BONANZA HOMES LLC

Within ROAM, you'll find Wilds 360, a collection of residences designed specifically for mountain living. These mountain modern single family homes are built for an active Colorado lifestyle. It's what we like to call peak living where high altitude adventurers come home to gather and recharge for tomorrow.

If enjoying the outdoors is why you're here, take a look at Wilds 360 in ROAM.

LOW-MAINTENANCE,  
LUXURIOUS LIVING

PERFECT FOR A  
PRIMARY OR SECOND HOME  
MOUNTAIN GETAWAY

MODERN SMART HOME  
TECHNOLOGY AND  
HIGH-SPEED CONNECTIVITY

NO-HASSLE COMMUTE TO  
AND FROM DENVER

EASY ACCESS TO MOUNTAIN  
ADVENTURES AND WILD  
SCENIC SPACES

THREE PRIVATE OUTDOOR  
SPACES INCLUDING A ROOFTOP  
DECK WITH MOUNTAIN VIEWS



And then there's the virtually unlimited recreational activities in Grand County. From a casual meadow stroll to full-steam adrenaline rush, it's all easily accessible from Wilds 360.

“This is peak living here at Wilds 360, where you rise to meet your adventures in the mountains.”





# DESIGNED FOR MOUNTAIN LIVING

## TOP FEATURES OF WILDS 360

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### THE HOME

Conveniently located in ROAM at the south end of Winter Park, your home at Wilds 360 features:

- **Three levels of carefree, luxurious living**
- **Fresh, mountain modern design**
- **Three private outdoor spaces**  
*Including a rooftop deck with snow-melt system, open air roof and community dark skies design for stargazing, ski resort/continental divide views, and option to add a rooftop bar, outdoor kitchen.*
- **Spacious, open gourmet kitchen with premium stainless steel appliances and ample pantry**
- **Large dining area designed for gathering with friends and family**

- **Premium standard finishes include**  
*Knotty alder doors and trim, wood cased windows, hand troweled walls, luxury vinyl tile floors with hardwood option, in-floor radiant heat, open staircase with cable railing, insulated, and heated garage.*
- **Forest and wetland views from the master bedroom**
- **Spectacular views of the continental divide and ski area from your private roof-top deck**

And it's always worth mentioning, Wilds 360 in ROAM is an easy stroll to town or the Fraser River Trail and an easy 70-mile commute to and from Denver.

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### THE TECHNOLOGY

Everyone has different needs for smart home technology. Whether it's a home office, entertainment system, or a tablet interface with voice control, our smart solutions make managing your home simple and efficient, no matter where you are:

- **WiFi enabled door locks**
- **Smart heating control system**
- **New gig fiber from CenturyLINK**  
*Bringing 100% fiber connectivity through the community and into each home, delivered within minutes of moving in.*

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### THE OUTDOORS

Right here or just down the road:

- **Shops, restaurants, and bars**
- **Summertime concerts & events**
- **Movies, bowling, and fun activities**
- **Winter Park Ski Resort and Mary Jane**  
*Ski or ride North America's top ski resort with Colorado's best snow.*
- **The Fraser River Trail**  
*Connects town to the ski resort, as well as a conduit to 600 miles of trails through national forest for hiking, mountain biking and Nordic skiing.*
- **Fraser River**  
*World-class fly fishing is literally steps away with access in ROAM.*
- **Mountain Bike Capital USA**  
*Some of the most spectacular biking in the west is right here in Winter Park, aka, Mountain Bike Capital USA.*
- **Devil's Thumb Ranch Resort**  
*#1 cross-country ski resort in North America and 5-star dining, horseback riding, and more.*



## JAMES PEAK FLOORPLAN

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Smart home technology

High-speed connectivity

In-floor radiant heat

First level recreation room  
or guest suite option

Third level master, plus two bedrooms  
or master/junior master option

Premium finishes

Three private outdoor spaces

Rooftop living deck with incredible  
Continental Divide views, hot tub  
ready and snow-melt system

Backs to wetland and wild spaces





# FLOOR PLAN - JAMES PEAK



STARTING AT \$1,299,000

3-4



BEDROOMS

3.5



BATHS

2,847



SQUARE FEET



This single family home is open, welcoming and well-suited for a family's mountain getaway. There is a large recreation room on the first level that opens to a covered patio. Or, you may choose to turn the recreation room into a guest suite with great room, guest bedroom, and full bathroom. This option would be a perfect space for extended stays with in-laws, friends, or as a rental option. The second level is an open concept living design with spacious kitchen, dining and living area designed for socializing and casual entertaining. The living room opens up to a

deck with two sliding glass doors and valley views. The third level offers options for the traditional master bedroom plus two additional bedrooms or a master/junior master combination. Each includes a walk-in closet. The laundry room and workspace are also located on the third level. Continue up to the impressive rooftop deck opening up to views of the Continental Divide and ski area. This area consists of a large social space and is hot tub ready. Choose to add an outdoor kitchen and inside wetbar for the cherry on top of this elevated gathering space.



## 2,847 SQ FT OF LUXURIOUS LIVING | STARTING AT \$1,299,000



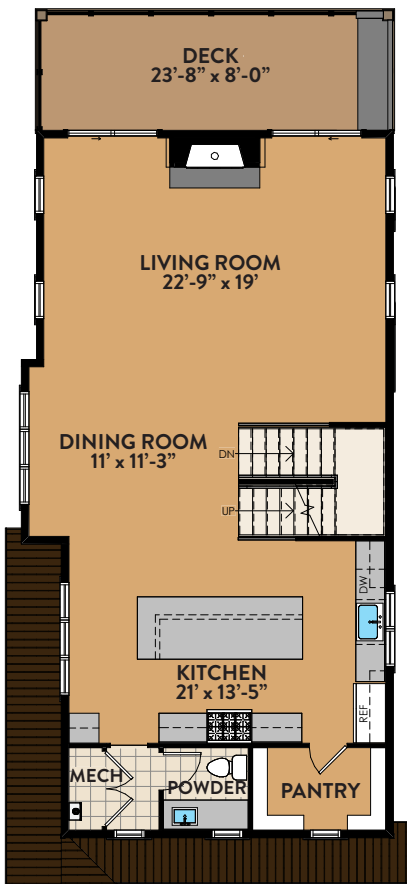
First Floor	640 SQ FT
Second Floor	1,062 SQ FT
Third Floor	1,043 SQ FT
Fourth Floor	102 SQ FT
<b>Total Finished</b>	<b>2,847 SQ FT</b>
Upper Deck	425 SQ FT
Second Floor Deck	195 SQ FT
Garage	427 SQ FT
<b>Total</b>	<b>3,894 SQ FT</b>



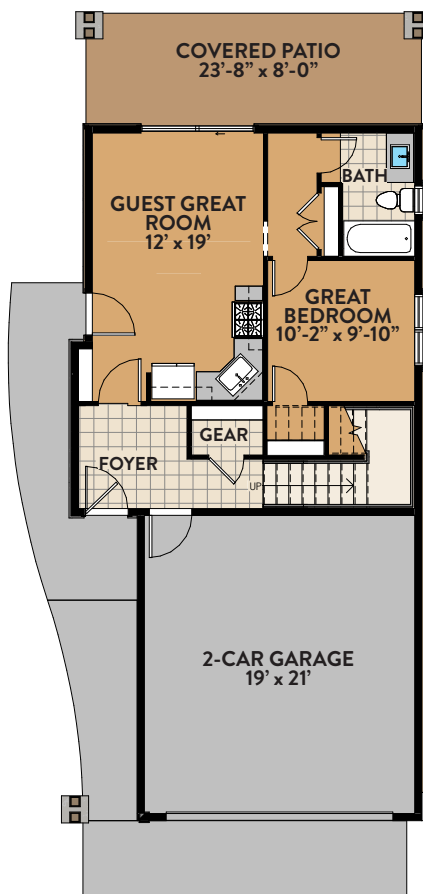
REAR ELEVATION



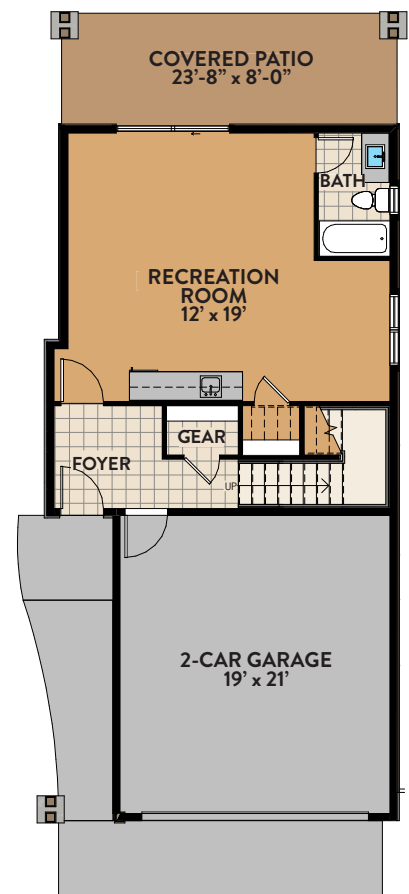
FRONT ELEVATION



2ND LEVEL



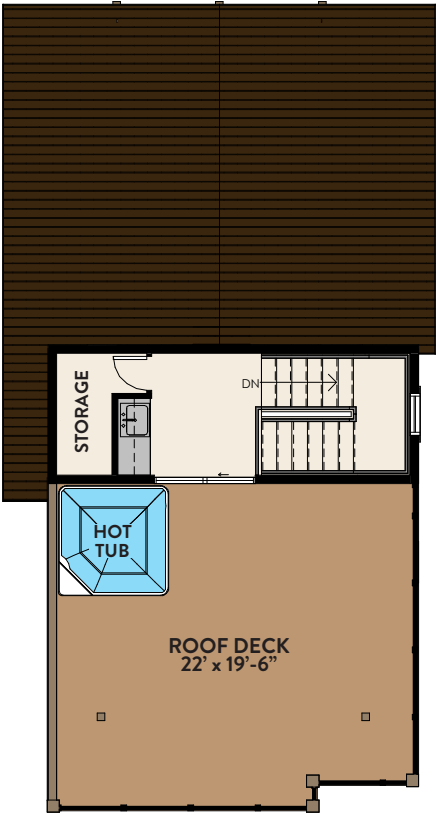
1ST LEVEL  
GUEST SUITE OPTION



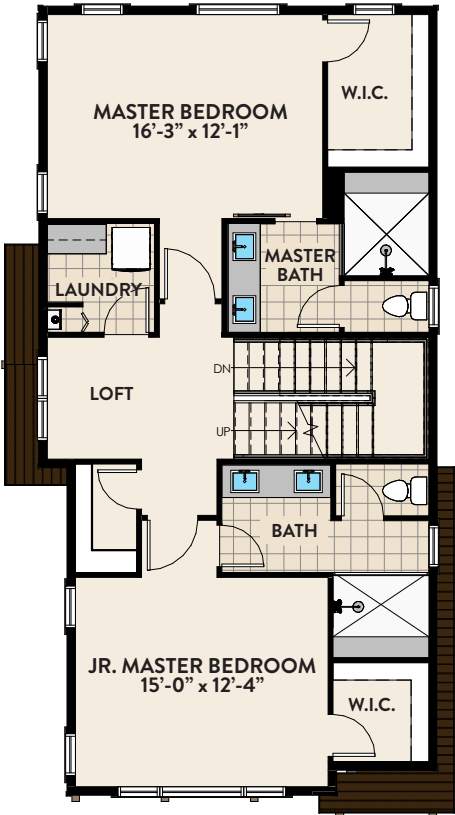
1ST LEVEL



# FLOOR PLAN - JAMES PEAK



ROOF DECK



3RD LEVEL  
JR. MASTER OPTION



3RD LEVEL



# PARRY PEAK

## FLOORPLAN

Smart home technology

High-speed connectivity

First level recreation room or bunk room option

Third level master plus two bedrooms or double master option

In-floor radiant heat

Premium finishes

Three private outdoor spaces

Rooftop deck with incredible Continental Divide views, hot tub ready and snow-melt system

Backs to Fraser River and fishing reserve





# FLOOR PLAN - PARRY PEAK



**ON THE FRASER RIVER  
STARTING AT \$1,499,000**

**3-4**



**BEDROOMS**

**3.5**



**BATHS**

**2,648**



**SQUARE FEET**



The Parry Peak floorplan is perfect for families with room to welcome visiting friends and relatives. A more modest recreation room than James Peak begins the first level experience, opening to a covered patio. Or, you may opt to create a bunk room that sleeps visiting grandchildren or teenagers in need of their own space. The second level is an open concept living design with spacious kitchen and great room perfect for casual get-togethers and apres-ski gatherings at home. The great room opens up to a large deck with two sliding glass doors and

valley views. The third level offers options for the traditional master bedroom plus two additional bedrooms or a dual master suite. Each includes a walk-in closet. The laundry room is also located on the third level with an open workspace just outside. Continue up to the impressive rooftop deck opening up to views of the Continental Divide and ski area. This area contains a large social space and is hot tub ready. Choose to add a wetbar and outdoor kitchen for the cherry on top of this elevated gathering space.



## 2,648 SQ FT OF LUXURIOUS LIVING | STARTING AT \$1,499,000



First Floor	485 SQ FT
Second Floor	1,038 SQ FT
Third Floor	1,054 SQ FT
Fourth Floor	71 SQ FT
<b>Total Finished</b>	<b>2,648 SQ FT</b>
Upper Deck	390 SQ FT
Second Floor Deck	233 SQ FT
Garage	425 SQ FT
<b>Total</b>	<b>3,894 SQ FT</b>



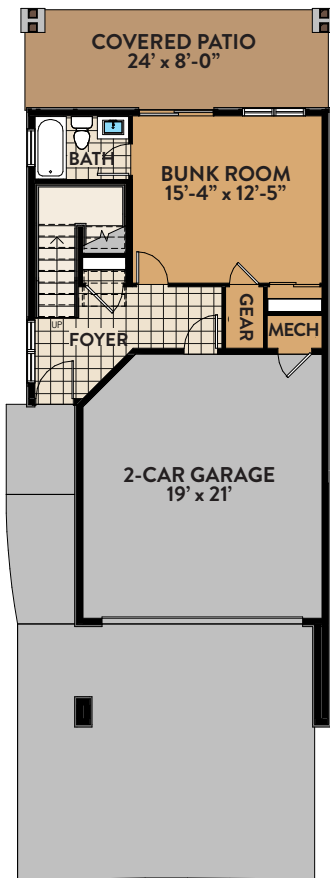
REAR ELEVATION



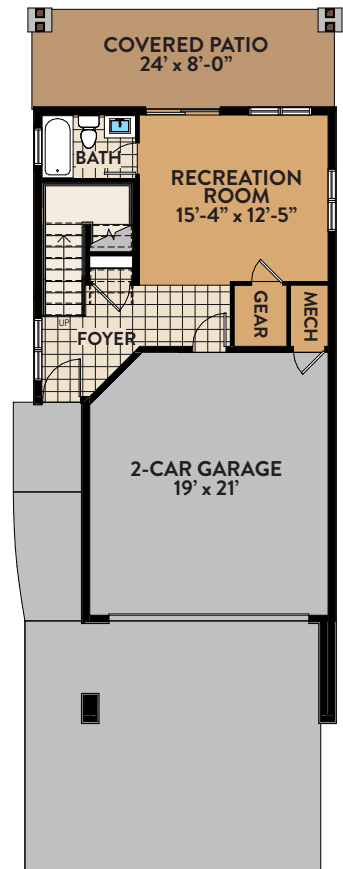
FRONT ELEVATION



2ND LEVEL



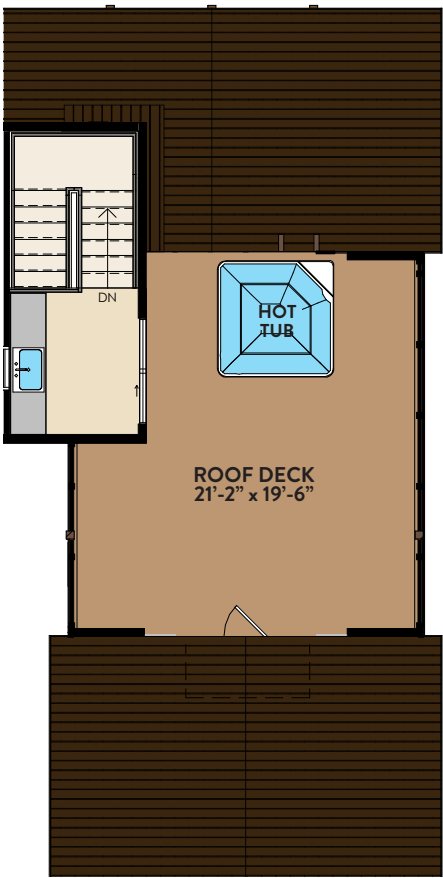
1ST LEVEL  
BUNK ROOM



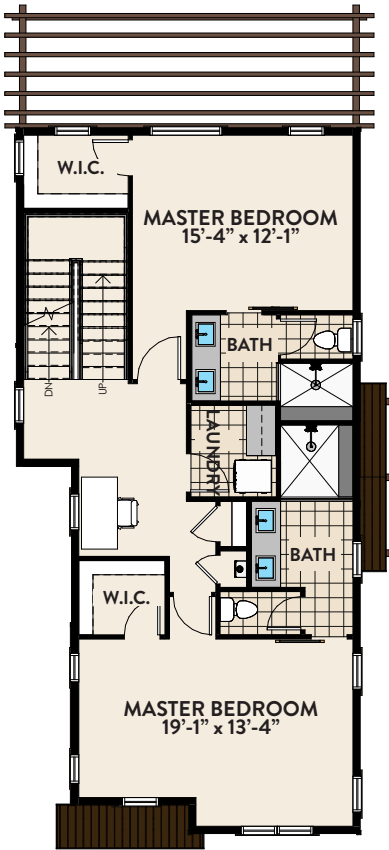
1ST LEVEL



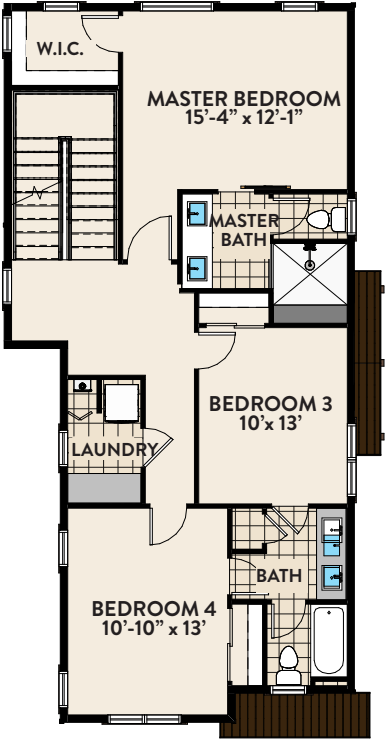
# FLOOR PLAN - PARRY PEAK



ROOF DECK



3RD LEVEL  
DOUBLE MASTER OPTION



3RD LEVEL

