



B A S E C A M P

O N T H E C R E E K

FREQUENTLY ASKED QUESTIONS

WHAT IS BASECAMP ON BEAVER CREEK?

Basecamp is the Vail Valley's newest luxury real estate development, featuring 15 distinctive townhomes situated along the shores of two waterways, adjacent to the main entrance of Beaver Creek Ski Resort and walking distance to all of Avon's amenities.

Basecamp's 15 townhomes are spread out over three separate buildings, each aligned with the intent of maximizing view corridors. While every residence is three stories and includes an attached garage, five distinct unit types allow for a range of living options.

In addition to the convenient mid-valley location, Basecamp's Building's A and B offer two car garages and spectacular waterway frontage. The grandfathered setback from the Eagle River/Beaver Creek is a mere 30 feet, making the cantilevered decks off these properties truly exceptional. Building C's units have one car garages, and sunny main floor patios that face west, capturing picturesque views of the warm Colorado sunsets over the Gondola and Beaver Creek Mountain.



SITE PLAN

Building A – 4 Units 01 | 02 | 03 | 04

Building B – 5 Units 05 | 06 | 07 | 08 | 09

Building C – 6 Units 10 | 11 | 12 | 13 | 14 | 15

WHO ARE THE DEVELOPERS?

Gregg & Co. – The valley-based developers, Jim and Tommy Gregg. They specialize in custom residences from Vail to Red Sky Ranch and have been featured in many publications including the cover July issue of Vail Valley Home Magazine.

To bring the Basecamp on Beaver Creek concept to life, Jim and Tommy have assembled a specialized team of experts. Gregg & Co. devised floor plans in tandem with 359 Design, who boast an exceptional track record in multi-family mountain architecture. For more information on Gregg & Co. please visit <http://greggandcobuilders.com/>

WHAT ARE THE AMENITIES?

The Basecamp on Beaver Creek experience is designed to combine the best of mountain lifestyle with all the comforts of modern living. The highlights of Basecamp's abundant access include:

- > **Private Shuttle to Beaver Creek and Vail** - Upon 75% occupancy, there will be an in-season skier shuttle with direct access to Beaver Creek and Vail Mountain.
- > **Private Gated Entrances**
- > **Convenient Location** - Steps away from Avon's restaurants, shops and other conveniences including the Westin Riverfront Resort & Spa
- > **World Class Hiking and Biking Trails**
- > **Private Access to Blue Ribbon Trout Fishing**
- > **Adjacent to Open Space Along the Eagle River**
- > **Lot 2** - A unique, bordering space owned by the HOA. Private to Basecamp residents, this scenic plot of land will be accessible by owners. The land's eventual use is yet to be determined. However, possibilities include a fishing cabin, gazebo, or landscaped private park.

WHAT IS THE RESERVATION PROCESS?

**Building C is the only building that remains in the Reservation Process. Buyer(s) reserve a Townhome by executing a Reservation Agreement and depositing a \$25,000 (Fully-Refundable) reservation deposit to be held in escrow by Land Title Guarantee Title Company. The deposit is fully refundable and the Reservation Agreement is non-binding on either party.

WHAT IS THE CONTRACT PROCESS?

**Buildings A & B go right to Contract- Buyer(s) will be provided the Purchase and Sale Agreement and due diligence documents for review. Buyer will need to review, sign and return the Purchase and Sale Agreement as well as the Due Diligence Confirmation Receipt to the seller with the Earnest Money deposit (based on the Gross Sales Price) - **20% for Building A, which is currently under construction.

**10% for Building B, until the commencement of framing.

**Building C – Building C is Phase III within the complex and will be the final building to be built. Reservation Agreements are being accepted with a \$25,000 refundable deposit to secure the reservation. Purchase and Sale Agreements shall be delivered to the Reservation holders at a time in the future the developers deem acceptable based on Phase I and II construction progress. Buyer(s) will be provided the Purchase and Sale Agreement and due diligence documents for review. Buyer(s) will have (5) business days to review, sign and return the Purchase and Sale Agreement as well as the Due Diligence Confirmation Receipt to the seller with the 10% Earnest Money deposit (based on the Gross Sales Price). The \$25,000 Reservation Deposit currently being held by Land Title shall be transferred and credited towards the 10% Earnest Money deposit.

**All Purchase and Sale Agreement Earnest Monies will be held by FirstBank of Colorado.

** An additional 10% Earnest Money deposit shall be due upon the commencement of framing. Total Earnest Money is 20%.

WHAT IS THE CONSTRUCTION & DELIVERY TIMELINE? *

**Building A – Phase I – General infrastructure is complete. Framing will begin in May 2017. Estimated delivery time shall be 15 months from the start of framing.

Approximately Summer 2018 delivery.

**Building B – Phase II – General infrastructure is complete. Framing is currently scheduled to commence in Summer 2018. Estimated completion delivery time shall be approximately 15 months from the start of framing.

** Building C – Phase III – No timeframe is currently in place for the start of construction. * *Subject to Change*

WHAT WILL THE EXTERIOR FINISH MATERIALS BE?

Offering a contemporary interpretation of classic mountain architecture, Basecamp on Beaver Creek features exterior finishes designed with careful attention to detail. Wood and Stucco give the exterior a sleek, sophisticated feel. Oversized windows allow for river and mountain views and ample amounts of natural light. Open floor plans add an element of spaciousness, and cantilevered decks serve up front-row views of the cascading Eagle River and Beaver Creek below.

WHO IS THE INTERIOR DESIGNER?

Slifer Design, with their 30 + years of experience in the Valley, is the perfect match for Basecamp's vision. Balancing upscale refinement with natural warmth, Basecamp on Beaver Creek features interior packages that showcase the sleekness and comfort of

mountain modern design. For more information on this fabulous Design team please visit <http://www.sliferdesigns.com/>.

WHAT WILL THE INTERIOR FINISHES BE?

Buyers will have a choice of two (2) different design packages to choose from - Mountain Chic and Urban Edge. These two (2) packages can be blended in a residence. Each residence will have state-of-the-art stainless-steel appliances which include Wolf, Asko and Subzero brands, wide-plank wood floors and custom quartz countertops.

WHAT IS THE HOA FEE AND WHAT IS INCLUDED?

The Monthly HOA fee is approximately \$690 per month for the smaller floor plans and approximately \$790 per month for the larger floor plans (excluding Units 4 & 5).

The dues include:

- > Skier Shuttle to Vail and Beaver Creek Mid-November through Mid-April
- > Snow Removal
- > Common Area Maintenance including building exterior maintenance
- > Insurance for both exterior and interior of each residence.
*Homeowners are required to have their own personal property policy as well as a 1M liability policy.
- > Management
- > HOA Reserves