



B A S E C A M P

ON THE CREEK

FREQUENTLY ASKED QUESTIONS

WHAT IS BASECAMP ON BEAVER CREEK?

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

The townhomes are spread out over three separate buildings, three stories, generous outdoor living spaces and include one or two car attached garage.

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

RESIDENCES

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

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

Building C – Currently in redesign

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 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 20% Earnest Money deposit (based on the Gross Sales Price)

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

WHAT IS THE CONSTRUCTION & DELIVERY TIMELINE? *

**Building A – Phase I – COMPLETE

**Building B – Phase II – Framing has commenced. Anticipated late Summer 2019 completion date.

** 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 approximately \$790/month for Residences 1-3 and 6-9 and approximately \$860/month for Residences 4 and 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