



Fact Sheet

Community Features

- Exclusive Ski On/Ski Off Living
- Fully serviced community w/snow & refuse removal
- Landscaped grounds
- Located at The Bear Mountain base area within the Killington Ski and Summer Resort
- A collection of uniquely designed four-bedroom townhomes within a private gated community setting

Architectural Features

- Unique modern architecture for living “On Mountain”
- Expansive views of the Bear Mountain ski trails
- Large floor to ceiling windows in the living room facing the ski slopes
- Open floor plan in entry level living area
- Gourmet kitchen
- Two spacious master suites
- Family room/den
- Dedicated home office
- Two car heated garage with ski storage area
- Covered back patio plumbed and wired for hot tub
- Additional patio plumbed for propane barbeque

Interior Features

- 14-foot ceilings in the living room
- 10-foot ceilings on the first floor
- 9-foot ceilings on the second floor
- Engineered hardwood flooring and ceilings
- Open hardwood staircase with cable railing
- Mohawk carpeting in bedrooms
- Custom gas fireplace & surround in living room with Vermont Thinstone and Shou Sugi Ban Charred Western Hemlock
- Solid core room entry doors
- Radiant heating throughout
- LED electric lighting w/Decora trim
- Full size Whirlpool washer and dryer on the 2nd Floor
- Pre-wired for high-speed internet, CATV, & telephone
- Painted walls, doors, and trim (see other options available)

Kitchen Features

- Viking appliances
- Medallion Gold Series cabinetry with dovetail full extension “Soft-close” drawers and doors
- Top Knob hardware
- Danby marble island
- Soapstone countertop with Dolomite marble backsplash
- Kohler stainless faucets
- Blanco Stellar single undermounted sink

Bathroom Features

- Medallion cabinetry with solid dovetail full extension “Soft-close” drawers and doors
- Caesarstone quartz vanity tops
- Kohler under-mounted sinks
- Custom shower with Kohler Purist Rite trim
- Frameless glass shower door
- Top Knob hardware
- Porcelain and ceramic tile flooring
- Kohler Comfort Height toilets

Optional Amenities at Additional Cost (TBD)

Electrical

- Wall mounted heat pumps (for cooling)
- Integrated alarm/security call out system
- Point of Entry (POE) Security/monitor cameras
- 20KW Stand-by generator system
- Light fixtures are included – no upgrade necessary unless buyers want something different

Audio Visual

- Rough-in for all A/V wiring is included in base package

Heated Outdoor Patios and Walks (For Snowmelt)

- Entry patio and walkway from garage (150 SF)
- Garage apron 8' x 20' (160 SF)
- Rear living room / entry level room patio (108 SF)
- Rear bonus room patio (120 SF)

Trim/Decorator Upgrades

- Add wood ceilings throughout (wood living room ceiling included in base price)
- Ceiling beams
- Substitute wood floors for carpet on 2nd Floor
- Specialty cabinetry and shelves
- Ski locker customization / Extra Cubbies / Pegs
- 60" dining room base cabinet & Danby marble top
- Add wet bar sink in dining room base cabinet
- Grab bars in baths (per bathroom)

MBR Gas Fireplace

- Regency Horizon HZ40E or similar
- Includes framing, venting, gas line, and sheetrock wall

The information herein generally describes the design, features, construction, and equipping of a standard version of one of the six First Phase Townhomes (any one, "Townhome") to be developed by Ottauquechee Realty Advisors LLC ("Ottauquechee Realty") as a part of its residential community ("Community") in Killington VT known as "Base Camp at Bear Mountain." Any previous reference in any context or agreement by Ottauquechee Realty or any other party to a specific price for a Townhome was and is based on a good faith estimate by Ottauquechee Realty of the cost of developing, constructing, and equipping a Townhome such as is described herein. Any changes beyond the control of Ottauquechee Realty in the cost of services and materials necessary to develop, construct, and equip a Townhome as described herein may result in a change or changes in the price of a Townhome. Any upgrades, additions, or other alterations, changes, and variations in the design, construction, and equipping of a Townhome as described herein made at the request of a purchaser will also result in a change in its price. Ottauquechee Realty reserves the right, without notice to any party, to change all or any portion or feature of the any Townhome as described herein because of unforeseen conditions or changes in regulatory requirements affecting the development and construction of any Townhome or the Community.