



Community Overview

Nestled in the heart of Grand County, Granby Ranch is a carefully planned family community of nearly 5,000 acres. The Fraser River meanders through it. The majestic peaks of Rocky Mountain National Park and Indian Peaks Wilderness provide a stunning backdrop. The Ute and Arapahoe Indians were known to favor this area, and it's easy to see why, with its rolling grasslands, forested peaks, and trout-filled waters.

VISION

From its architecture and activity programming, to the careful design of a Base Camp at the heart of the community -- every facet of Granby Ranch will bring the outdoors to life and inspire the whole family to experience, explore, and enjoy: campfires, mountain biking, hiking, fishing, skiing, snowshoeing, golfing, star-gazing and relaxing. Now it can be yours 365 days of every year.

THE DEVELOPER

Granby Realty Holdings LLC, the developer of Granby Ranch, is managed by a team of individuals with extensive experience in developing resort communities. The team is directed by Marise Cipriani whose commitment to the project began in 1995. The management team has positioned Granby Ranch to benefit from well established and recognized experiences in real estate development, ski area operations, bike operations and golf course community development. Their goal is to enhance this special part of Colorado by molding a unique community to fit the land it lives on - from perspectives of architectural design, community amenities, and environmental stewardship.

LOCATION

Granby Ranch is conveniently located eighty miles northwest of Denver, Colorado, via Interstate 70 west to exit 232 (Hwy. 40). It is located in the town of Granby, 15 miles north of Winter Park, 12 miles from the town of Hot Sulphur Springs, less than 18 miles from Rocky Mountain National Park, and only 15 miles from Grand Lake (Colorado's largest natural body of water nestled at the western edge of Rocky Mountain National Park).

THE CLUB AT GRANBY RANCH

The Club is your all-access pass to Granby Ranch. When you live at Granby Ranch, Colorado's family-friendly mountain valley is right outside your back door. At the center of all the action is the Club. It's what breathes life into the amenities. It's what makes the gathering places so special. And all you have to do to become a member is be one of the lucky families who own a home at Granby Ranch.

Membership gives you access to all of the Granby Ranch amenities. Whether it's through unique outdoor activities, special events, or entry to Members-only gathering places, you can enjoy the best of Granby Ranch.

GOLF

Open since summer of 2001, *Golf Granby Ranch* boasts one of the largest practice facilities in Colorado with a double-ended driving range. The course weaves gracefully along the Fraser River and has been skillfully designed to showcase breathtaking mountain views. Drives will soar at an elevation of 8,100 feet on this par 72, 7,290 yard course. The golf season spans May through October depending upon weather.

RIVER/FISHING

Private access to the meandering Fraser River is every angler's dream. Granby Ranch contains over three miles of pristine gold medal trout fishing on the Fraser. This private water is divided into guided and non-guided sections. The Granby Ranch Outfitter is at your service with professional fly-fishing guides, equipment, and fly recommendations.

SKIING

Spread over two mountains, *Ski Granby Ranch* appeals to all skier levels, with 37 downhill trails, 6 Terrain Parks, 5 lifts, 406 skiable acres and several miles of snowshoe and Nordic ski trails. A separate learn-to-ski park offers lessons for all ages and the Base Lodge welcomes you at the end of an exciting day on the slopes. One of the most family-friendly ski areas in Colorado offering the highest levels of service and amenities, Ski Granby Ranch features hassle-free access to the slopes, extensive children's programs, beginner friendly runs and lifts, and an easy-to-navigate trail network where all runs lead to the same base area location. Weather permitting, the season ranges from mid December through March.

Base Lodge offers everything to make a family ski experience ideal, including a children's center snow school facility, a retail and rental area, a dining hall and the Granby Ranch Grill, a full service restaurant. The build out of the Master Plan for the Base Camp Village area is underway with Base Camp One, a luxury alpine condominium project adjacent to the Lodge, having been completed. The Ranch Hall has been completed and includes a pool, hot tub, fitness facility, game area and living room, which serves as a community gathering spot.

BIKE PARK

When the snow melts in spring, Ski Granby Ranch is quickly transformed into one of North America's premier mountain biking destinations. *Bike Granby Ranch* has become renowned for its world-class mountain biking opportunities and has hosted the USA Cycling National Championships in 2009 and 2010 and regularly hosts the Mountain States Cup for the regional qualifying competition. Riders have the option of accessing Bike Granby Ranch's purpose-built alpine biking trails via chairlift or discovering our vast cross-country trail network starting right outside Base Lodge. Boasting trails for riders of all ability levels, the Bike Granby Ranch Bike Park is sure to get the endorphins kicking for everyone.

TRAIL SYSTEM

Approximately 25km of hiking trails have been designed to offer easy access to this pristine Rocky Mountain sanctuary. The Winter Park to Granby trail passes through the property, links to the existing trail network and offers even more hiking, biking, and trail running opportunities. Neighborhoods are being designed to contain recreational open space adjacent to most lots. This space will enable the expansion of the trail system throughout Granby Ranch and will interconnect neighborhoods to create a true sense of community.