

SMITH RANCH | PHASE 4 | SILVERTHORNE



2-3 BEDS | 2-2.5 BATHS | 1,058-1,668 SQFT | \$287,927-\$512,009

BE A PART OF SILVERTHORNE'S NEWEST DEED-RESTRICTED COMMUNITY FOR LOCALS! 85% - 120% AMI (CAN GO UP 20% ABOVE THAT). ALL HOMES HAVE QUALITY STANDARD FEATURES LIKE EFFICIENT IN-FLOOR RADIANT HEAT, APPLIANCES INCLUDING WASHER/DRYER, LED LIGHTING, WOOD CABINETRY, LAMINATE OR GRANITE COUNTERS & MORE. UPGRADES AVAILABLE WITHIN 2 COLOR PALETTES. FINANCING OPTIONS AVAILABLE TO QUALIFIED BUYERS TO HELP WITH A DOWN PAYMENT.

APPLICATION PERIOD WITH THE SUMMIT COUNTY COMBINED HOUSING AUTHORITY: JANUARY 18TH UNTIL FEBRUARY 18TH AT 12:00 P.M.

ONLINE OPEN HOUSE: JANUARY 28, 2021, VIA GOTOMEETING FROM 4-6 P.M. MEETING CODE IS: 203-101-269.

LOTTERY WILL TAKE PLACE MARCH 4TH AT 1 PM.

EQUAL HOUSING OPPORTUNITY.

ADDRESS	UNIT#	TYPE	BED	BATH	AMI	PARKING	PRICE
264 HAYMAKER ST	1	SF	3	2.5	120%	2 CAR GARAGE + DRIVEWAY	\$512,009
272 HAYMAKER ST	2	SF	3	2	120%	2 CAR GARAGE + DRIVEWAY	\$512,009
280 HAYMAKER ST	3A	DP	3	2.5	110%	2 CAR GARAGE + DRIVEWAY	\$463,691
284 HAYMAKER ST	3B	DP	3	2.5	110%	2 CAR GARAGE + DRIVEWAY	\$463,691
100 FILLY LN	4A	DP	3	2.5	110%	2 CAR GARAGE + DRIVEWAY	\$463,691
96 FILLY LN	4B	DP	3	2.5	110%	2 CAR GARAGE + DRIVEWAY	\$463,691
88 FILLY LN	5A	DP	3	2.5	110%	2 CAR GARAGE + DRIVEWAY	\$463,691
84 FILLY LN	5B	DP	3	2.5	110%	2 CAR GARAGE + DRIVEWAY	\$463,691
78 FILLY LN	6A	DP	3	2.5	110%	2 CAR GARAGE + DRIVEWAY	\$463,691
74 FILLY LN	6B	DP	3	2.5	110%	2 CAR GARAGE + DRIVEWAY	\$463,691
66 FILLY LN	9A	DP	3	2.5	110%	2 CAR GARAGE + DRIVEWAY	\$463,691
62 FILLY LN	9B	DP	3	2.5	110%	2 CAR GARAGE + DRIVEWAY	\$463,691
267 SMITH RANCH RD	11A	TH	2	2.5	90%	2 SURFACE	\$308,853
261 SMITH RANCH RD	11B	TH	2	2.5	85%	2 SURFACE	\$287,927
257 SMITH RANCH RD	11C	TH	3	2.5	95%	1 CAR GARAGE + 1 TANDEM BEHIND	\$391,213
247 SMITH RANCH RD	12A	TH	3	2.5	95%	1 CAR GARAGE + 1 TANDEM BEHIND	\$391,213
243 SMITH RANCH RD	12B	TH	2	2.5	85%	2 SURFACE	\$287,927
237 SMITH RANCH RD	12C	TH	2	2.5	85%	2 SURFACE	\$287,927
233 SMITH RANCH RD	12D	TH	3	2.5	95%	1 CAR GARAGE + 1 TANDEM BEHIND	\$391,213
225 SMITH RANCH RD	13A	TH	3	2.5	95%	1 CAR GARAGE + 1 TANDEM BEHIND	\$391,213
219 SMITH RANCH RD	13B	TH	2	2.5	85%	2 SURFACE	\$287,927
215 SMITH RANCH RD	13C	TH	2	2.5	90%	2 SURFACE	\$308,853

VIEW MORE AT WWW.SMITHRANCHSILVERTHORNE.COM



ROCKY MOUNTAINS

TODD RANKIN | TODD@TODDRANKIN.COM

CELL: 970.406.0437

202 S RIDGE UNIT 1, BRECKENRIDGE, CO 80424

WWW.LIVEAMOUNTAINLIFE.COM

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CURRENT AS OF 1/14/21

Q4 2021 ON SOME TOWNHOMES/IDEALLY ALL, BUT THAT MIGHT BE DIFFICULT

Q4 2021 - MAYBE DUPLEX / BUILDING 7, WHICH IS ACTUALLY BUILDING 9. IN FILING 3.

THE REST WILL LIKELY BE Q1 AND Q2 OF 2022 BASED ON SEQUENCING.

IT IS STILL HARD TO PREDICT WHAT OUR VELOCITY WILL BE SUBJECT TO COVID RESTRICTIONS AND ISSUES PLEASE KEEP IN MIND THAT ALL OF THIS IS COMPLETELY WEATHER DEPENDENT AND MAY CHANGE.

WE WILL CONFIRM CLOSINGS 30 DAYS OUT.
ALL SUBJECT TO CHANGE AS OF 11/2/2021 PER SRD

PICKS THAT PASSED:

N/A

TOTAL 22

ACTIVE 22

U/C 0

SOLD 0

West
Gas Company

GARAGE #

2

1

0

BEDROOM #

1 = ○

2 = ∞

3 = ∞∞

AMI

85

90

95

110

120

LOT KEY

TH-# → Town Home Number

#ABC → Building/Unit Number

○ → Active

○ → Selected

○ → Under Contract

○ → Sold



Construction key in a MLB near the side door of 22C (159 Moose Trail). Sample Boards are in the construction trailer

VIEW MORE AT WWW.SMITHRANCHSILVERTHORNE.COM

CORNERSTONE
REAL ESTATE

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