



ALCOVE

RESIDENCES AT RIVER RUN

PURCHASER'S GUIDE

ISSUED AUGUST 2022



YOUR NICHE IN NATURE







## INTRODUCING ALCOVE RESIDENCES AT RIVER RUN

This intimate collection of 24 townhome residences, situated just steps from ski lifts, Snake River, and River Run Village in Keystone, are for those who treasure immersive, all-season, outdoor experiences.



## MOUNTAIN MODERN ARCHITECTURE

Expansive three and four bedroom townhomes, ranging in size from 2,267 to 2,732 SF, feature open-concept living, designer kitchens, spa inspired bathrooms, covered terraces, hot tub ready patios, and two-car garages.

All images, renderings and specifications on this page are for illustrative and representation purposes only and subject to change without notice.



KEYSTONE RESORT & RIVER RUN VILLAGE



# KEYSTONE, COLORADO







# ALL SEASON RESORT DESTINATION

An outdoor enthusiast’s mecca, and one of the top ski resorts in Colorado, Keystone offers a huge variety of year-round outdoor adventure. In summer, local alpine lakes transform into gorgeous places where people sail, fish, kayak, and paddleboard. Biking, running, and hiking trails are abundant, and Keystone has two championship golf courses.



# ACTIVITIES RIGHT OUTSIDE YOUR FRONT DOOR

WINTER Day and Night Skiing/Boarding • Dog Sledding • Gondola Rides • Ice Fishing • Skating • Nordic Skiing/ Touring • Sleigh Rides • Snowshoeing • Tubing

SUMMER Keystone Bike Park, Road Biking, Summit County Rec Path • Disc Golf • Festivals • Fishing • Gondola Rides • Golf • Hiking • Horseback Riding



# THE PERFECT LOCATION AT RIVER RUN VILLAGE

Walk to the ski lifts, Snake River Wetlands Preserve, and the shops and restaurants of the Village.

## VILLAGE SHOPS & RESTAURANTS

- 1 Keystone Main Events Plaza
- 2 9280' Tap House
- 3 Slifer/Alcove Real Estate
- 4 Rockin R Ranch Trading Post
- 5 Inxpot Café
- 6 The Crepe Stand
- 7 Kickapoo Tavern
- 8 Steep Brewery

## OUTDOORS & RECREATION

- 9 Community Pool and Hot Tub
- 10 Alcove Trail to Ski Lifts
- 11 Snake River Wetlands and Nature Trails
- 12 Snake River
- 13 Mountain Services Center
- 14 River Run Gondola
- 15 Summit Express Lift
- 16 River Run Ski Trail



The images depicted and renderings contained herein are artist impressions, conceptual interpretations, and merely intended as an illustration. All images, renderings and specifications on this page are for illustrative and representation purposes only and subject to change without notice.



# RIVER RUN VILLAGE







## LIVE AT THE DOORSTEP OF RIVER RUN VILLAGE

Alcove is situated in heart of Keystone on the former Goldbug lot in River Run Village. With phenomenal views of the ski area and Snake River you will feel secluded in the mountains but, in reality, all the amenities of the Village are just a short walk away.



## UNPARALLED LOCATION AND CONVENIENCE

Whether you plan on spending weekends and holidays here or becoming more full-time residents, the convenience of Alcove's location on the edge of this active resort village is one-of-a-kind for any day and age.



# THE ALCOVE RESIDENCES





OPEN CONCEPT LIVING  
PERFECT FOR ENTERTAINING

Alcove Residences at River Run offer a spacious and seamless indoor-outdoor living experience for active families. These luxury townhomes feature inspiring mountain views and mountain modern interiors.

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FEEL THE NATURAL  
ENVIRONMENT WITHIN

A warm blend of wood, stone, metal, and glass melds with the natural environment, as well as the existing architecture of Keystone.





RELAXING AND CALMING  
SPACES TO UNWIND

The Rocky Mountains provided the perfect inspiration for Alcove’s interior designers who incorporated wood and natural materials throughout every home.



Both Alcove’s Modern and Traditional color schemes mirror the beauty of the outdoors and provide settings that aspire to any interior design taste.

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# DESIGNER COLOR SCHEMES

Choose between the warm rustic charm of Mountain Traditional or the sleek elegance of Mountain Modern.



MOUNTAIN TRADITIONAL  
COLOR SCHEME





MOUNTAIN MODERN  
COLOR SCHEME





# FEATURES + SPECIFICATIONS



# FEATURES & SPECIFICATIONS

## INTERIORS

- Open interiors that flow seamlessly to expansive outdoor decks for entertaining in style
- Two beautifully designed schemes, Mountain Traditional and Mountain Modern, integrate natural materials with clean lines
- Expansive windows to maximize natural light and views
- Signature gas fireplaces in both living room and primary bedroom
- 9’ ceilings throughout
- Vaulted ceilings in some homes
- Exposed beams in the living, dining, kitchen and primary bedroom
- 8’ solid core doors with lever hardware
- 6” baseboard and 3” window trim
- Spacious decks with big mountain views
- Hallmark LVP flooring in kitchen, dining and living areas
- In-floor radiant heat
- Luxury carpet in bedrooms



## KITCHEN

- Quartz countertops with integrated Kohler sinks and fixtures
- Large kitchen island with waterfall edge and pendant lights
- Undermount cabinet lighting
- GE Café appliances with chef-preferred 36” induction cooktops and wall-mounted oven
- Choice of Stainless Steel or Matte Black kitchen appliances

## BATHROOMS

- Quartz countertops with Kohler undermount sink
- Elegant Kohler fixtures
- Frameless glass showers in the primary bath
- Large format floor tile

## MUD ROOM & GARAGE

- Tiled mud rooms to keep all your ski and bike gear organized
- Two-car garage with with 220V EV charging





MOUNTAIN TRADITIONAL  
COLOR SCHEME



1. LVP Flooring - Main Living Areas

2. Ceramic Porcelain - Kitchen Backsplash

3. Quartz - Kitchen Countertop

4.-Stone Venner - Fireplace Surround

5. Shaker - Kitchen Cabinets

6. Quartz - Primary Bath Countertop

7. Porcelain Tile - Primary Bath Floor

8. Glazed Ceramic - Secondary Bath Shower Wall

9. Glazed Porcelain - Secondary Bath Floor



MOUNTAIN MODERN  
COLOR SCHEME



1. LVP Flooring - Main Living Areas

2. Ceramic Porcelain - Kitchen Backsplash

3. Quartz - Kitchen Countertop

4. Glazed Porcelain - Fireplace Surround

5. Cologne - Kitchen Cabinets

6. Quartz - Primary Bath Countertop

7. Porcelain Tile - Primary Bath Floor


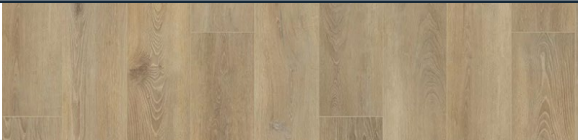
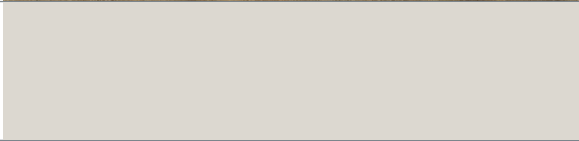
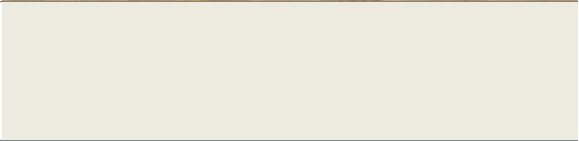
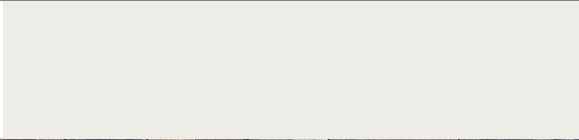
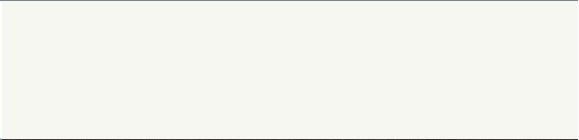


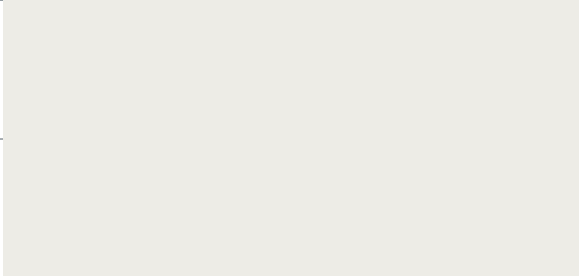

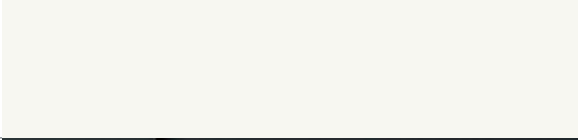

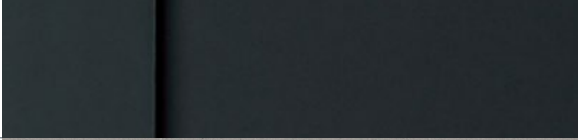

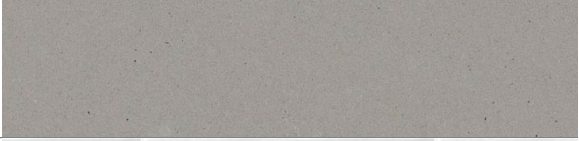
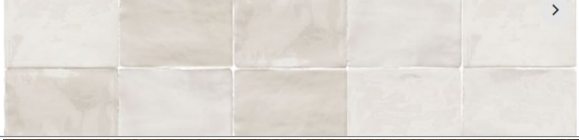



8. Glazed Ceramic - Secondary Bath Shower Wall

9. Glazed Porcelain - Secondary Bath Floor



INTERIOR MATERIALS + FINISHES

MAIN LIVING & KITCHEN

Traditional Scheme			Modern Scheme		
MATERIAL	FINISH		FINISH		
Flooring	Hallmark Laminate Vinyl Planking Courtier Waterproof Flooring Chancellor Oak, 9" X 59" Planks		Hallmark Laminate Vinyl Planking Courtier Waterproof Flooring Camarilla Oak, 9" X 59" Planks		
Wall Color Throughout	Eggshell Finish SW 9166 Drift of Mist		Eggshell Finish SW 7008 Alabaster		
Ceiling Color Throughout	Flat Finish SW 7005 Pure White		Flat Finish SW 7757 High Reflective White		
Fireplace Surround	Stone Veneer		Glazed Porcelain Cosmopolitan, Charcoal, 12x24, Straight Stack Install Pattern, Grout #60 Charcoal		
Doors Throughout	Semi-gloss Finish SW 7005 Pure White		Semi-gloss Finish SW 7069 Iron Ore ** OPTION AVAIL. IN WHITE		
Trim Throughout	Semi-gloss Finish SW 7005 Pure White		Semi-gloss Finish SW 7757 High Reflective White		
Cabinets	Simple Shaker Door Style Aged Finish on Knotty Alder Satin Top Finish		Cologne Cabinet Door Style Tricorn Black On Maple, Satin Top Finish ** OPTION AVAIL. IN WHITE		
Counter Tops	Solid Surface Quartz, 3cm Square Edge		Solid Surface Quartz, 3cm Square Edge		
Back Splash	Ceramic/Porcelain Flash White, 5"X5", Straight Stack Install Pattern, Grout: CBP, #545 Bleached Wood		Ceramic/Porcelain Flash White, 3"x12" Subway, Brick Pattern Install, Grout: Cbp, #11 Snow White		
Trusses/Beams	Hewn Faux WRC STK, Rustic Reclaimed Standard		Hewn Faux WRC STK, Spruce Driftwood Standard		


Certain model numbers and materials might be discontinued or not available during construction. The developer reserves the right to make any modifications and changes as deemed necessary. Dimensions, sizes, specifications, furnishings, layouts, and materials are approximate only and subject to change without notice.



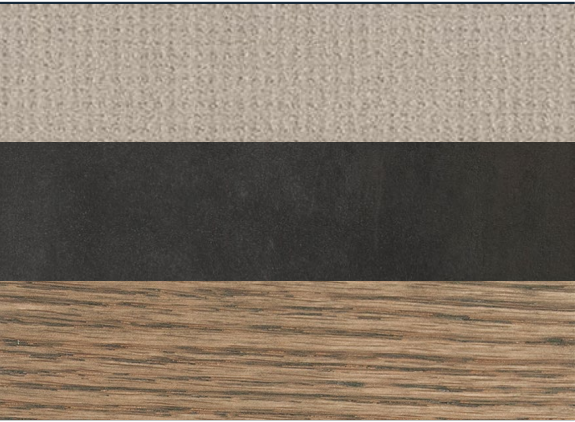
INTERIOR MATERIALS + FINISHES

PRIMARY BEDROOM

Traditional Scheme


MATERIAL	FINISH	
Flooring (All bedrooms)	Carpet Welcome Addition - Hsc Carbon	
Fireplace Surround	Stone Veneer	
Trusses/Beams	Hewn Faux WRC STK, Rustic Reclaimed Standard	

Modern Scheme

FINISH	
Carpet Welcome Addition - Hsc Carbon	
Glazed Porcelain Cosmopolitan, Charcoal, 12x24, Straight Stack Install Pattern, Grout #60 Charcoal	
Hewn Faux WRC STK, Spruce Driftwood Standard	

PRIMARY BATHROOM

Flooring	Colorbody Porcelain Tile Dignitary, Luminary White DR07, 12”X24” Brick Pattern, Grout: #183 Chateau	
Cabinets	Simple Shaker Door Style Aged Finish on Knotty Alder Satin Top Finish	
Counter Top	Solid Surface Quartz, 3cm Square Edge	
Shower Floor	Colorbody Porcelain Tile Dignitary, Luminary White DR07, Abstract Mosaic, 12X12 Sheet, Grt#183 Chateau	
Shower Wall	Colorbody Porcelain Dignitary, Luminary White DR07, 12X24, Unpolished, Brick Pattern, Grt#183 Chateau	

Colorbody Porcelain Tile Assemble, Proxy As10, Textured Finish, 12”x24”, Stacked, Grout: #09 Natural Gray	
Cologne Cabinet Door Style Tricorn Black On Maple, Satin Top Finish ** OPTION AVAIL. IN WHITE	
Solid Surface Quartz, 3cm Square Edge	
Colorbody Porcelain Tile Assemble, Proxy As10, Straight Joint Mesh, Grt#09 Natural Gray	
Colorbody Porcelain Assemble, Proxy As10, 12x24, Straight Stack Pattern, Grout: Cbp, #09 Natural Gray	

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INTERIOR MATERIALS + FINISHES

POWDER ROOM

	Traditional Scheme	Modern Scheme
MATERIAL	FINISH	
Flooring	Hallmark Laminate Vinyl Planking Courtier Waterproof Flooring Chancellor Oak, 9" X 59" Planks	Hallmark Laminate Vinyl Planking Courtier Waterproof Flooring Camarilla Oak, 9" X 59" Planks
Cabinets	Simple Shaker Door Style Aged Finish on Knotty Alder Satin Top Finish	Cologne Cabinet Door Style Tricorn Black On Maple, Satin Top Finish ** OPTION AVAIL. IN WHITE
Counter Top	Solid Surface Quartz, 3cm Square Edge	Solid Surface Quartz, 3cm Square Edge

SECONDARY BATHROOM

Flooring	Glazed Porcelain Digitalart, ECRU, 12X24, Brick Pattern Grout: CBP, #183 Chateau	Glazed Porcelain Digitalart, ECRU, 12" X 24", Brick Pattern Grout: Cbp, #643 Warm Gray
Cabinets	Simple Shaker Door Style Aged Finish on Knotty Alder Satin Top Finish	Cologne Cabinet Door Style Tricorn Black On Maple, Satin Top Finish ** OPTION AVAIL. IN WHITE
Counter Top	Solid Surface Quartz, 3cm Square Edge	Solid Surface Quartz, 3cm Square Edge
Shower Wall	Glazed Ceramic Color Wheel Collection, Mosaic, Arch. Grey 0109, Lattice, Grt# 545 Bleached Wood	Glazed Ceramic Color Wheel Collection, Mosaic, White 0190, Herringbone, Grt# 643 Warm Gray






LAUNDRY & MUD ROOM

Flooring	Colorbody Porcelain Tile Chord, Rhythm Brown CH23, Textured 12"X24", Brick Pattern, Grt# 185 New Taupe	Colorbody Porcelain Tile Chord, Forte Grey Ch25, Dal Tile, 12"x24", Brick Patternl, Grt# 09 Natural Gray
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APPLIANCES

ITEM	OPTION 1	
Built-in Refrigerator 36"	MANUFACTURER GE Cafe Pro Series PRODUCT CYE22TP2MS1 STYLE Smart Counter-Depth French-Door Refrigerator with Hot Water FINISH Stainless Steel	
Microwave Oven 24"	MANUFACTURER GE Cafe Pro Series PRODUCT CWL112P2RS1 STYLE Built-In Microwave Drawer Oven FINISH Stainless Steel	
Cooktop 36"	MANUFACTURER GE Cafe Pro Series PRODUCT CHP95362MSS STYLE Induction Cooktop FINISH Black	
Oven 30"	MANUFACTURER GE Cafe Pro Series PRODUCT CTD90DP2NS1 STYLE Smart Double Wall Oven FINISH Stainless Steel	
Dishwasher 24"	MANUFACTURER GE Cafe Pro Series PRODUCT CDT845P2NS1 STYLE Dishwasher with Ultra Wash & Dry FINISH Stainless Steel	

ITEM	OPTION 2	
Built-in Refrigerator 36"	MANUFACTURER GE Cafe Pro Series PRODUCT CYE22TP3MD1. STYLE Smart Counter-Depth French-Door Refrigerator with Hot Water FINISH Matte Black	
Microwave Oven 24"	MANUFACTURER GE Cafe Pro Series PRODUCT CWL112P3RD5 STYLE Built-In Microwave Drawer Oven FINISH Matte Black	
Cooktop 36"	MANUFACTURER GE Cafe Pro Series PRODUCT CHP95362MSS STYLE Induction Cooktop FINISH Black	
Oven 30"	MANUFACTURER GE Cafe Pro Series PRODUCT CTD90DP3ND1 STYLE Smart Double Wall Oven FINISH Matte Black	
Dishwasher 24"	MANUFACTURER GE Cafe Pro Series PRODUCT CDT845P3ND1 STYLE Dishwasher with Ultra Wash & Dry FINISH Matte Black	

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PLUMBING & FIXTURES

KITCHEN

Traditional Scheme

Faucet	MANUFACTURER Kohler MODEL Crue STYLE Single-Handle FINISH Matte Black Finish	
Sink	MANUFACTURER Kohler MODEL Vault STYLE 33" Undermount FINISH Stainless Steel	
Pendent Lights	MANUFACTURER Savoy House MODEL Alden Single STYLE 12" w Pendant FINISH Black Finish	
Cabinet Hardware	MANUFACTURER Ravinte MODEL Square Pull STYLE 7 1/2" Square FINISH Matte Black	

Modern Scheme

Faucet	MANUFACTURER Kohler MODEL Crue STYLE Single-Handle FINISH Matte Black Finish	
Sink	MANUFACTURER Kohler MODEL Vault STYLE 33" Undermount FINISH Stainless Steel	
Pendent Lights	MANUFACTURER Lumium Lamp MODEL House STYLE Benevento FINISH Black	
Cabinet Hardware	MANUFACTURER Ravinte MODEL Square Pull STYLE 7 1/2" Square FINISH Matte Black	

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PLUMBING FIXTURES

BATHROOMS

PRIMARY BATH

SECONDARY BATH

POWDER

Faucet	MANUFACTURER Kohler FINISH Matte Black			
Shower head	MANUFACTURER Kohler FINISH Matte Black			
Shower Set	MANUFACTURER Kohler FINISH Matt Black			
Sink	MANUFACTURER Kohler FINISH White			

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# THE TEAM



## REPLAY DESTINATIONS

Alcove at River Run is being developed by Replay Destinations, renowned for creating luxury communities that immerse homeowners and guests in a rich array of experiences. With more than \$2 billion of real estate projects in planning and development, Canadian-based Replay has properties in some of the world's most sought-after settings. Replay's founding members are former Intrawest executives who were involved in the vision and development of Keystone's village core many years ago. Our team is passionate, innovative, creative, and financially-disciplined.

### Half Moon Bay Antigua

A private 132 acre resort on 8,000 feet of oceanfront consisting of a luxury hotel, residences, and private estate lots.



### Ascent at the Phoenician Arizona

Located adjacent to The Phoenician Resort in Scottsdale, a residential community that includes luxury condominiums at the base of Camelback Mountain and villas overlooking the first hole of The Phoenician Championship Golf Course.



### Mill District Healdsburg

A 9.8-acre master planned community in Healdsburg CA, the heart of Sonoma Wine Country. Offers mixed-use development with luxury hotel, high end residential, and commercial space.



### Lift Park City

A prime ski-in, ski-out location, located 30 minutes from Salt Lake City International Airport, consisting of 61 fully furnished condominiums and access to 7000+ acres of terrain at Park City Mountain.





PROJECT  
PARTNERS



DTJ

DTJ in Boulder, Colorado, is the lead architecture firm for Alcove. DTJ's innovative design creates thoughtful and inspiring residences that appeal to a variety of buyers large-scale communities to intimate enclaves.

[www.dtjdesign.com](http://www.dtjdesign.com)



Unscripted

Unscripted in Denver, Colorado, is the interior designer for Alcove. With more than three decades of award-winning history, Unscripted Interiors brings a distinct level of sophistication and ingenuity to the Alcove homes.

[www.unscriptedinteriors.com](http://www.unscriptedinteriors.com)



Slifer Smith & Frampton

With 60 years of experience in Colorado, Slifer, Smith & Frampton has extensive knowledge of Keystone. The sales team is led by Michael Lytle, who has 25+ years of experience selling Keystone real estate.

[www.lytlerealestate.com](http://www.lytlerealestate.com)





# ALCOVE

RESIDENCES AT RIVER RUN

**ALCOVE**ATKEYSTONE.COM

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