

// HOT PROPERTY //

One Singular Sensation

Rock Resort's One Ski Hill Place sets the new bar for ski in/ski out luxury. By Cara McDonald

Left: Living areas open onto decks with slopeside views. Right: Even in smaller units, bedrooms are designed to not share walls for a sense of privacy. Below right: Amenities like the indoor pool and spas and a two-lane bowling alley provide an outlet for families with multiple generations.



Nobody knows the importance of the old “location, location” chestnut better than people playing the ski town real estate game. But with hardly a bad spot in Breck—come on, our lifts empty right into the heart of our quaint downtown—what sets a purchase apart?

The new high-end residences at One Ski Hill Place, developed under the Rock Resorts’ brand, have set out to answer that question. “The location really is arguably the biggest highlight of this project,” says One Ski Hill’s listing broker Jeff Moore, of Slifer, Smith & Frampton Real Estate. “It’s the most ‘ski in/ski out’ accessible property in North America.” How so? Four lifts converge at the foot of the new property, and the gondola lands right on the deck.

Access like this appeals to the ski purist who can afford to spend top dollar on convenience. “I counted, and it’s 56 steps from ski locker to snow front,” says Moore. “That’s pretty hard to beat.”

The location offers more than just access—residences also have views on both sides, not just slope-side. The divide-side views overlook Cucumber Gulch, a protected view corridor with wetlands that draw moose, fox, and bear.

Beyond its plum setting, One Ski Hill Place sets itself apart with design. The exterior was inspired by historic lodges with big sheltering rooflines, dormers, and a big-timber feel, but the interior strikes a less mountain-lodge note. Lines



Interior design emphasizes minimalism and clean lines instead of a lodge-y aesthetic, but keeps a mountain rustic feel using natural stone tiles, granite, and alder wood.

are clean, furniture and decor has a minimalist feel with more refinement. There's a notable absence of bear/moose/log accents and emphasis on more rustic/modern elements like Colorado moss rock and patinaed metal that call to mind Breck's mining legacy.

A decent mix of units from (studio to four-bedroom penthouse) remain on the market, but with well-funded Vail Resorts behind the project, don't expect to see a glut of inventory; no yard sales here.

Interest has perked up with the general real estate market, Moore notes, particularly in the two-bedroom units which start at \$1.275 million. "Breck has historically been a two bedroom market...from a purchase and rental standpoint, it seems to fit our demo, versus three bedrooms in the Vail Valley," he says.

The two bed, two bath units average 1200 square feet. Sleeping spaces are designed for privacy, with each bedroom separated by the living area. Amenities and finishes include high-end slab granite, hardwood floors, porcelain farm sinks, Bosch appliances, wine coolers, and alder wood cabinetry.

For more info, visit www.oneskihillplace.com or contact Moore at Slifer, Smith & Frampton Real Estate, 888-652-9120.

