



FOUR SEASONS

PRIVATE RESIDENCES

TELLURIDE

A PROJECT BY FORT PARTNERS
AND MERRIMAC VENTURES

FREQUENTLY ASKED QUESTIONS

YOU HAVE ARRIVED

What makes Telluride, Colorado a unique place to live?

Telluride, once a quintessential mining town, is nestled in a box canyon amongst soaring peaks in the Colorado Rockies. At an altitude of 8,750 feet, the mountains' magnificent bearing is unparalleled. Designated a National Historical Landmark District because of its influence as a former Victorian mining hub, Telluride is only twelve blocks long by eight blocks wide – eminently a small town with a big personality. Main Street is lined with local and independent coffee shops, restaurants, bars, yoga studios, small shops, and plenty of lively activities throughout the year.

Where in Telluride is the Four Seasons Hotel and Residences located?

Four Seasons Hotel and Residences Telluride will be located at 680 Mountain Village Boulevard in the heart of Mountain Village. As one of the most sought-after addresses and prime locations in all of Telluride, everything that the world-class resort offers its residents and guests is just outside your door. With the property situated mere steps from the Gondola, the location is ski-in, ski-out.

The design seamlessly connects the pedestrian corridors of Mountain Village to the property, ensuring effortless travel for Owners. With all paths and connections snow-melted, Owners can conveniently travel by ski or foot directly from the Gondola to the hotel, enjoying easy access to the ski valet, restaurants, and shops. There will also be a central green courtyard planted with mature

trees. While the property is connected to main pedestrian corridors of Mountain Village, the buildings are slightly tucked away on the hillside, creating a bit of an escape from the village core.

As the primary mode of transportation, the thirteen-minute Gondola ride from Telluride to Mountain Village offers a spectacular journey and provides easy access to the town.

How do you get to Telluride?

Telluride Regional airport is located fifteen minutes from Mountain Village and is convenient for private aircraft. Montrose Airport is the next closest airport, about an hour and a half drive away.

RESIDENTIAL OWNERSHIP OFFERING

What are the ownership opportunities at Four Seasons Hotel and Residences Telluride?

Amidst the San Juan Mountains, Four Seasons Hotel and Residences Telluride will sprawl across upwards of 4 acres with 52 Hotel keys, 43 Hotel Residences, and 26 Private Residences.

Through the architectural vision of Olson Kundig and the interior design talents of Clements Design, this upcoming Four Seasons promises nothing short of the brand's renowned care and comfort within the sublime nature of the famous box canyon.

ONE- TO FIVE-BEDROOM RESIDENCES RANGING FROM 821 TO 6,445 SQUARE FEET

One-Bedroom

- Square footage range of 821 to 1,356

Two-Bedroom

- Square footage range of 1,858 to 2,709

Two-Bedroom + Den

- Square footage range of 2,302 to 2,520

Three-Bedroom

- Square footage range of 2,787 to 4,020

Four-Bedroom

- Square footage range of 3,856 to 5,514

Five-Bedroom

- Square footage range of 5,085 to 6,445

PRIVATE RESIDENCES

The Private Residences, a collection of 26 homes by Olson Kundig, will be delivered unfurnished, offering Owners a distinctive opportunity to create their own custom interiors.

Residence Features:

- Floor-to-Ceiling Windows for Maximum Views
- European White Oak Flooring
- Natural Wood-Clad Ceilings in Kitchens
- In-Residence Oxygenation
- Expansive Terraces
- Indoor Fireplace

Private Residence Features (Continued)

- Lutron Lighting System
- Outdoor Fireplace and Jacuzzi*

Kitchens:

- Custom Cabinetry and Millwork
- Luxury Appliance Package (Sub-Zero, Wolf, and Miele)*
- Natural Stone Countertops
- Chef's Kitchen*
- Outdoor Kitchen*

Bathrooms:

- Natural Stone Floor Tile & Vanities
- Sculptural Freestanding Tubs*
- Steam Showers in Primary Bathrooms*
- Heated Floors in the Primary and Secondary Bathrooms
- Waterworks Plumbing Fixtures

*Please note: Some features are only available in select Residences.

HOTEL RESIDENCES

The Hotel Residences are 43 turnkey homes fully furnished and appointed by Clements Design. Hotel Residence Owners will have the option of including their residence in the Hotel Rental Program.

Residence Features:

- Fully Furnished by Clements Design
- Floor-to-Ceiling Windows for Maximum Views
- European White Oak Flooring in Common Areas
- Natural Wood-Clad Ceilings
- In-Residence Oxygenation
- Indoor Fireplace*
- Lutron Lighting System
- Lock-Off*
- Owner's & Drying Closets*

Kitchens:

- Custom Cabinetry and Millwork
- Luxury Appliance Package (Sub-Zero, Wolf, and Miele)*
- Natural Stone Countertops
- Chef's Kitchen*
- Outdoor Kitchen*

Bathrooms:

- Natural Stone Floor Tile & Vanities

- Sculptural Freestanding Tubs*
- Steam Showers in Primary Bathrooms*
- Heated Floors in the Primary and Secondary Bathrooms
- Waterworks Plumbing Fixtures

*Please note: Some features are only available in select Residences.

What is the overall architectural and design vision?

OLSON KUNDIG

It was important to bring in an architect familiar with the mountain setting, leading the team to explore West Coast firms, which have a more innate understanding of blending indoor and outdoor living. This resulted in enlisting the Seattle-based firm Olson Kundig, known for their bold yet sensitive designs across the globe. Founder Tom Kundig, who spent years living in the mountain regions both in America and Switzerland knew immediately that the landscape was unique; it felt like the closest thing to the European Alps in the United States he had ever seen. Not only did Olson Kundig understand the existing landscape, they intuitively know how to create a sense of place.

Olson Kundig is recognized in Architectural Digest's AD100, the prestigious annual list of the 100 most influential design firms, marking their eleventh consecutive and sixteenth overall inclusion.

CLEMENTS DESIGN

Clements Design, from Los Angeles, was brought in to design the interiors for the Hotel Residences. Known for their neutral but sophisticated palette, they create warm, cozy spaces filled with rich materials, as well an eclectic mix of modern and antique pieces. The result is a more contemporary and timeless looking aesthetic - a total departure from the traditional mountain resort.

Joining Olson Kundig, Clements Design is one of the world's top firms commemorated in the annual AD100 as a disciplined and sought-after industry design partner.

What are the Health and Wellness offerings?

OXYGENATION

All the Residences will be equipped with oxygenation systems, lowering the effective altitude resulting in improved sleep, increased overall energy levels, and reduced stress. Four Seasons Hotel and Residences Telluride is the first resort in North America to offer oxygenation in all the hotel rooms and homes.

WELLNESS AND RECOVERY STUDIO

Cryotherapy*:

Cryotherapy provides pain relief and muscle recovery, accelerates metabolism, reduces inflammation, and alleviates anxiety, insomnia, and depression.

Light Therapy*:

Light therapy devices use specific wavelengths to penetrate the skin, promoting cellular rejuvenation, reducing inflammation, alleviating pain, and improving mood and skin health.

Hyperbaric Chamber*:

Hyperbaric Oxygen Therapy involves breathing pure oxygen in a pressurized chamber, enhancing the oxygen-carrying capacity of blood to support healing, fight infections, reduce inflammation, and promote neurological recovery.

*Please note these are subject to change.

Fitness:

- Indoor Lap Pool
- State-of-the-Art Gym
- À la Carte Wellness programs and personal trainers

Spa:

- Steam Room – Bio Sauna
- Cold Plunge – Jacuzzi
- Seven Treatment Rooms
- VIP Treatment Room with Shower, Sauna, and Bathroom

What amenities and services are provided to Four Seasons Telluride Owners?

Owners will enjoy the following impeccable amenities and services under signature hospitality.

Amenities:

- Ski-in/Ski-out Access
 - Ski Valet & Private Lounge
 - Indoor Lap Pool
 - Outdoor Hot Tub
 - Underground Parking
 - Two F&B Outlets
 - Two Retail Outlets
 - State-of-the-Art Spa with Thermal Lounge, Cold Plunge, and Eight Treatment Rooms
 - Fitness Center
 - Wellness and Recovery Studio
 - Kids' Club
- * Private Residences Owners will have exclusive access to their own dedicated lobby.

Services:

- Director of Residences
- Residential Concierge
- 24-hour On-call Emergency Repair
- Doorman & Bellman Services
- 24-hour Security
- Dedicated Private Arrival & Valet Entry
- Exterior Window Cleaning
- Balcony Cleaning
- Secured Residential Floor Access
- HVAC System Inspection & Filter Change
- Courier & Mail Service

A La Carte Services:

- On-Demand Car Service
- In-Residence Dining
- In-Residence Spa Services
- In-Residence Laundry & Valet Services
- Grocery Provisioning
- Residence Maintenance & Repair Services
- Housekeeping & Butler Services
- Wellness Programs & Personal Trainers
- Dog Grooming
- In-Residence Salon Services
- Florist Services
- Catering & Chef Services
- Childcare

Is there a kids club or programming for children?

Yes, the Kids Club is a creative space packed with computers and games for kids. The Kids for All Seasons program features experiences crafted for children ages 5-12. Daily adventures may include various arts and crafts and scavenger hunts.

Are there any special privileges that Telluride Owners can enjoy at other Four Seasons properties?

The Sales Team can verbally discuss the exclusive benefits of purchasing a Private Residence, designed to cater to travel preferences with Four Seasons that provide a seamless experience, peace of mind, and flexibility. Please email sales@tellurideprivateresidences.com or call (970) 970-0707 to schedule a private presentation.

Will there be a Director of Residences?

Yes, there will be a dedicated Director of Residences who will manage day-to-day operations, personalized services, and owner relations.

Can Owners rent their Residence?

Hotel Residence Owners will have the option of including their residence in the Hotel Rental Program when not occupying the home.

Will Owners have storage onsite?

Yes. Four Seasons Hotel and Residences Telluride will offer on-site storage for Owners.

What is the parking offered to Owners?

Every Residence will have parking available with Valet privileges.

Can Owners have pets in-Residence?

Yes, well-mannered dogs and registered service animals are welcome.

What are the views from the Residences?

Please inquire further to the Sales Team – depending on view preferences, they can prepare a curated package with view imagery and notes on a per-Residence or floor basis. The branded Floor Plans, which the Sales Team can share, show locations within the building and general view direction.

What is the pricing for Four Seasons Hotel and Residences Telluride?

The Sales Team can provide more specific pricing information.

Please email sales@tellurideprivateresidences.com or call (970) 970-0707 to schedule a private presentation.

Can a corporation, partnership, or LLC purchase an ownership?

Yes.

COME HOME TO FOUR SEASONS

What sets Four Seasons apart? What are the unique benefits of owning and living at Four Seasons?

The value of purchasing a Four Seasons residence includes the following:

A CURATED LIFESTYLE TAILORED TO OWNERS

Through anticipatory service and meticulous attention to detail, the dedicated Four Seasons team enhances and elevates every aspect of daily life.

PEACE OF MIND

Whether an Owner is at home or away, world-class Four Seasons property management protects, secures, and maintains the residence.

FIELD EXPERTS

Known across the world for quality, consistency, and constant innovation, each individual home is the result of decades of experience and expertise.

EXCEPTIONAL VALUE TO HOMEOWNERS

Service-Rich Environment
Signature Four Seasons service allows residents to live an effortless lifestyle, with every need taken care of

Hotel-Style Amenities

Residents benefit from a wide range of world-class amenities on their doorstep, elevating their everyday lives

Elevated Lifestyle

Every detail of life is personally tailored to the resident's needs and wishes, allowing them to live the lifestyle they deserve

Homeowner Value (Continued)

Quality and Consistency

With over 35 years of operating Private Residence properties, residents trust the impeccable standards of design and quality

Peace of Mind

Four Seasons takes care of every detail while Owners are in-Residence and look after every aspect while they're away, while also providing long-term property management

Security

Each property is thoroughly assessed from a security standpoint with constant monitoring, security personnel, and barriers of entry

Access and Convenience

Four Seasons ensures residents enjoy privileged access to the best of the destination

Rental Income Value

There is the opportunity to earn rental revenue as a Hotel Residences Owner, with Four Seasons taking care of the promotion, management, and servicing of the residences

Recognition

Homeowners enjoy global recognition and first-in-line benefits at all other Four Seasons properties around the globe, with the same high standards of service they expect at home

What is the Residence Mobile App?

The Residence Mobile App is a brand-new digital experience for Four Seasons residents, delivering even higher levels of personalized service, anytime and anywhere. Seamlessly integrated into the Four Seasons App and Fourseasons.com, the residential digital experience provides residents with full access and management of their home.

Residents can grant secure access to visitors, while also enjoying an unprecedented choice of curated services and amenities that can be requested through the App. Built to reflect each individual Four Seasons property, residents benefit from an enhanced residential experience that is specifically tailored to their own location. Residents can customize their individual

preferences by chatting directly with the property, so that their dedicated residential team anticipate their needs and ensure every day is just how they like it. Whether in-residence, or traveling around the globe, residents experience unparalleled access and management of their home, whenever and wherever they choose.

THE TEAM | VISIONARY DEVELOPMENT

Who is the Project Team?

Operator

FOUR SEASONS HOTEL & RESORTS

The story of Four Seasons Hotels and Resorts, which opened its first hotel in 1961, is a tale of continual innovation, remarkable expansion, and a single-minded dedication to the highest of standards.

Four Seasons Hotels and Resorts opened its first hotel in 1961, and since that time has been dedicated to perfecting the travel experience through continual innovation and the highest standards of hospitality. Currently operating 128 hotels and resorts, and 53 residential properties in major city centers and resort destinations in 47 countries, and with more than 50 projects under planning or development, Four Seasons consistently ranks among the world's best hotels and most prestigious brands.

Developers

FORT PARTNERS

Fort Partners is a privately held real estate and development firm led by entrepreneur Nadim Ashi. The firm is committed to purposeful and quality development, leading the industry with its intentional approach to integrating historic preservation with architecture, design, and sustainability.

As a result, Fort Partners offers the highest standard of living to a market that is yearning for true world-class real estate and hospitality experience. The firm's commitment to excellence starts with envisioning and creating solid investment projects that increase value over time, with clear visions and strategic execution made possible in collaboration with distinguished virtuosos of design.

MERRIMAC VENTURES

Merrimac Ventures is a real estate investment and development firm located in Fort Lauderdale, Florida. Its primary focus is on residential and mixed-use development and also has extensive investments in commercial assets including retail, office, and self-storage. While Merrimac Ventures is based in South Florida, it has substantially expanded its holdings into a national footprint through acquisitions, development, and joint ventures.

Merrimac Ventures has completed over \$3 billion in real estate development projects and currently has a pipeline of active projects in excess of \$3.7 billion. These projects are transformational, building communities and advancing cities.

Architects & Interiors

OLSON KUNDIG | NEW YORK + SEATTLE

Olson Kundig is an American architectural firm based in Seattle, run by architects Jim Olson and Tom Kundig. Founded by Olson in 1966, the firm's work has grown to encompass museums, commercial and mixed-use design, exhibit design, interior design, places of worship, and residences, often for art collectors.

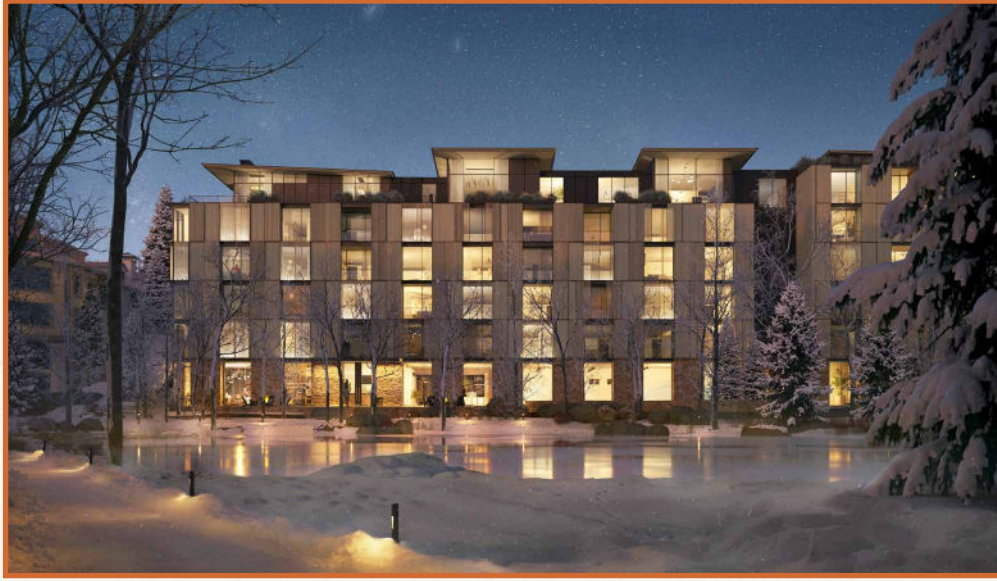
CLEMENTS DESIGN | LOS ANGELES

Masterfully combining sophistication with simplicity, Kathe and Tommy Clements intuitively demonstrate that great projects depend on a symphonic cohesion between architecture and interiors. Their sense of style, leaning on textured, earthy materials and simple patinated forms, creates a casual elegance that feels at once humanistic and luxurious.

ADDITIONAL INQUIRIES

How do I obtain additional details about the limited Four Seasons Residences in Telluride or get any of my additional questions answered?

Please indicate your interest by reaching out to the Sales Team, and you will be provided with additional details and guided through next steps.



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