



There's an attraction

to mountain living at Granby Ranch that's simply irresistible, especially when you consider the variety of four-season activities that will captivate your family for years to come. Now add Eisenhower Camp and the variety of "green friendly" options for your mountain home. Welcome to mountain living like nowhere else in Colorado.

Yahoo! Finance picked Granby as one of the Top Five Hot Vacation-Home Spots in the nation.

Ideal natural four-season location in Colorado for family fun.



*W*elcome to a slice of Colorado that's relaxed, unspoiled and always family friendly. It's a place where trout-filled rivers run through a lush valley surrounded by snowcapped peaks. And it's home to all the great things you and your family love to do in this spectacular high country.

Just 70 miles from Denver and you're home—in an entirely different world that's thoroughly relaxing and filled with all the heart-pounding excitement you can handle.

Take advantage of the thrills of alpine and cross-country skiing in winter and then golf, fly fishing, hiking, mountain biking and boating in spring, summer and fall.





The best of Colorado living at your doorstep.

From a home at Eisenhower Camp, your family will have so many opportunities to play together every season of the year. It's all here, waiting for you to dive right in!

- * **Skiing:** At SolVista Basin within Granby Ranch, everyone skis and snowboards to their hearts' content on this family-friendly mountain, during the day and under the lights at night. For world-class skiing, Winter Park Resort is just 15 minutes down the road.
- * **Snow Tubing:** Free snow tubes are available for you and the kids to take up the hill and cruise down. Climb up to any point on this designated hill for just the right level of excitement, and plenty of laughter.
- * **Golf:** Tee off along the emerald fairways of Granby Ranch's Jack Nicklaus designed golf course. Two more championship golf courses are just four miles away.
- * **Lake Access:** Lake Granby and Grand Lake offer miles of sailing, boating, water skiing and wake boarding excitement—just 10 minutes away.
- * **Fly Fishing:** Cast to feisty trout—many over 20 inches—along four private miles of the Fraser River within the community, or fish the Williams Fork and Colorado rivers.
- * **Hiking:** Hike hundreds of miles of trails, including those in spectacular Rocky Mountain National Park.
- * **Mountain Biking:** The Fraser Valley is one of the premier mountain biking destinations in the country. You'll find endless fun and challenge along 600 miles of trails.

*A wealth of amenities include
a ski area within the community.*



- * Private ski-in/ski-out warming huts along the SolVista Basin ski trails, as well as a private lounge in the base lodge.
- * Priority tee times at the Jack Nicklaus Headwaters Golf Course.



Eisenhower Camp's lifestyle will be made even more exceptional by the privileges associated with Granby Ranch's club amenities. As members, you and your family are entitled to take advantage of a thoroughly engaging lifestyle.

- * Four private fly fishing miles along the Fraser River, holding trout up to 20 inches.
- * River Cabin offering wilderness solitude with friends and family.
- * Grange Hall with a recreation center, fitness facility and an outdoor pool for carefree family fun.
- * Elk Refuge with walking and groomed cross-country ski trails leading through shadowed timber and wildflower meadows.
- * Eisenhower Camp is a unique neighborhood surrounded by select custom homesites.





Live as green as you want to be.

Imagine intelligently designed, energy-efficient mountain homes in Colorado's best four-season location. Discover Eisenhower Camp at Granby Ranch where "green living" is good for the planet and great for your family.

The Resort Collection offers four distinct mountain home styles with traditional

construction more energy-efficient than any in their class. Each style includes a number of builder options, along with upgrades and energy-efficient choices.

The Retreat Collection features Colorado's most Energy Smart homes. These homes are especially cozy any time of the year—warm in winter and cool in summer.

Heavily insulated, prefabricated wall panels create a structural design that allows you to arrange virtually any floorplan. Green friendly options include solar panels and geothermal exchange, which dramatically reduce energy consumption from utility companies.

Eisenhower Camp
-at Granby Ranch-

Colorado's Greenest Home



Imagine a heating and cooling system for your home that would keep you cool in the summer and warm in the winter, cut your utility bills by 25 to 50% and contribute to a greener earth. Unique and practical options such as this are one of the many benefits of having your home built by Lodgepole Homes.

Lodgepole Homes sets an unprecedented standard.



As one of Colorado's greenest builders, Lodgepole Homes is an enterprising company driven by a deep commitment to build homes of energy-efficient design in remarkably beautiful places. Founder Ken Ash brings a level of excellence with over 30 years of home building experience, including assisting in the early development of Aspen, Snowmass and Vail.

This team has the engineering background and construction experience to develop the most sought-after "green" neighborhood at Granby Ranch, or at any other mountain community.

Granby Ranch is developed by the same team that envisioned the Rocky Mountains' most celebrated resort-style communities: Cordillera in the Vail Valley, Catamount in Steamboat Springs and the Club at Crested Butte in Crested Butte. This proven track record ensures that the vision of Granby Ranch will be brought to life.

Energy Smart Living

- * Solar energy — turning Rocky Mountain sunshine into electricity
- * Heat recovery ventilator — offering mountain fresh air the smart way
- * Tankless hot water system — always enough hot water even for teenagers
- * Geexchange (HVAC) — lowering utility bills while providing higher comfort levels



Cornerstones of Ownership

Live as Green as You Want To Be: Two energy-efficient home collections and five floorplans give you all the flexibility to build the mountain home of your dreams.

- * **Colorado's Best Four-Season Location:** Just 70 miles from Denver, Eisenhower Camp residents will live in one of the Rocky Mountains' most spectacular valleys, offering breathtaking views and a true four-season lifestyle.
- * **More Family Friendly Amenities:** Granby Ranch offers a wealth of club amenities and year-round activities rarely available in Colorado's private mountain communities.
- * **Best Ground-Floor Opportunity:** With prices starting in the mid-400s, Eisenhower Camp is the most attractive real estate opportunity in the Rocky Mountains.
- * **Partnering with Developers of Celebrated Communities:** Lodgepole Homes is an enterprising group driven by a deep commitment to build homes of outstanding quality in remarkably beautiful places.
- * **Championship Golf:** The onsite Headwaters Golf Course was redesigned by Jack Nicklaus. Two more championship courses are just minutes away.
- * **Onsite Family Skiing:** SolVista is perfect for kids, beginners and intermediates. Membership at Granby Ranch includes private ski-in/ski-out huts along the trails and a private lounge in the base lodge.
- * **World-class Skiing Minutes Away:** Just 15 minutes from your door, you're at the base of Winter Park Resort.
- * **A Place Where Families Gather:** The Grange Hall houses a recreation center, fitness center and outdoor pools where neighbors quickly become best friends.
- * **Private Fly Fishing:** Enjoy the solitude of four private miles along the renowned Fraser River, where River Cabins are available for overnight wilderness retreats.
- * **Close to Lake Granby and Grand Lake:** Two large mountain lakes are perfect for sailing, boating, water skiing and wake boarding to your heart's content – only 10 miles away.

