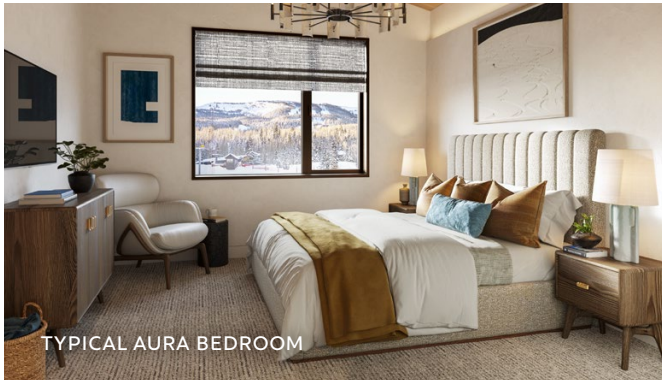




GROTTO



AURA LOUNGE



TYPICAL AURA BEDROOM



TYPICAL AURA PRIMARY BATHROOM



CARAGE-IN-GARAGE



VIEW IS NOT REPRESENTATIVE



RESIDENCE
404



AuraSnowmass.com | 970.924.9100

Residence images are artist conceptual renderings intended solely for illustrative purposes and may not accurately represent the details of this specific residence. The specific orientation, views, window configurations, finish package, features, ceiling heights and design elements vary from home-to-home and are subject to change. Full project plans and specifications which contain all the design details of each home are available for review upon request. Square footages have been measured to the outside face of the exterior walls and are approximated based on architectural plans and subject to change. All residences sold unfurnished - the furniture shown in grey on floor plan is not included in purchase price. Presented by Slifer Smith & Frampton Real Estate.

AURA

AURA AMENITIES

Grotto

A private outdoor oasis located just off the ski trail serves as an extension of the Aura Lounge, with relaxing spa pools, fire features, a water wall and intimate landscaping.

Aura Lounge

A social gathering spot...think wine, cheese, hot chocolate, board games, sports viewing, and movie nights while gathered around a cozy fireplace.

Garage-In-Garage

A private, secure garage like you'd find in a single-family home but located in Aura's subterranean garage, with space for two cars and additional gear storage.

Aura Fitness Studio

A private fitness studio is located next to Aura Lounge, offering convenience and the ability to get in a quick work-out during a busy day.

Fitness Galore

Across Wood Road, Aura owners have access to the expansive SBVfit Fitness Center and King Yoga Studio in One Snowmass or swim in Village pool with 25-yard pool and water slide.

Ski Locker Room & Storage

A ski locker steps from the slopes with boot dryers and shelf space, as well as a dedicated ski rack in adjacent room. This room converts to bike storage in summer.

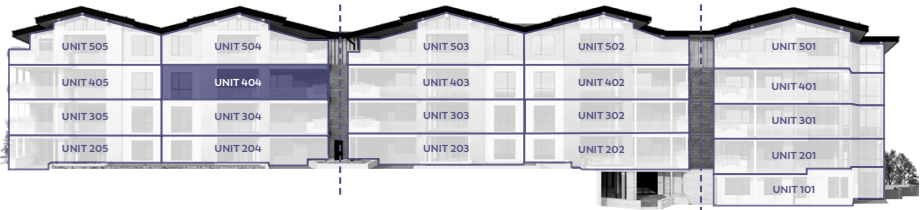
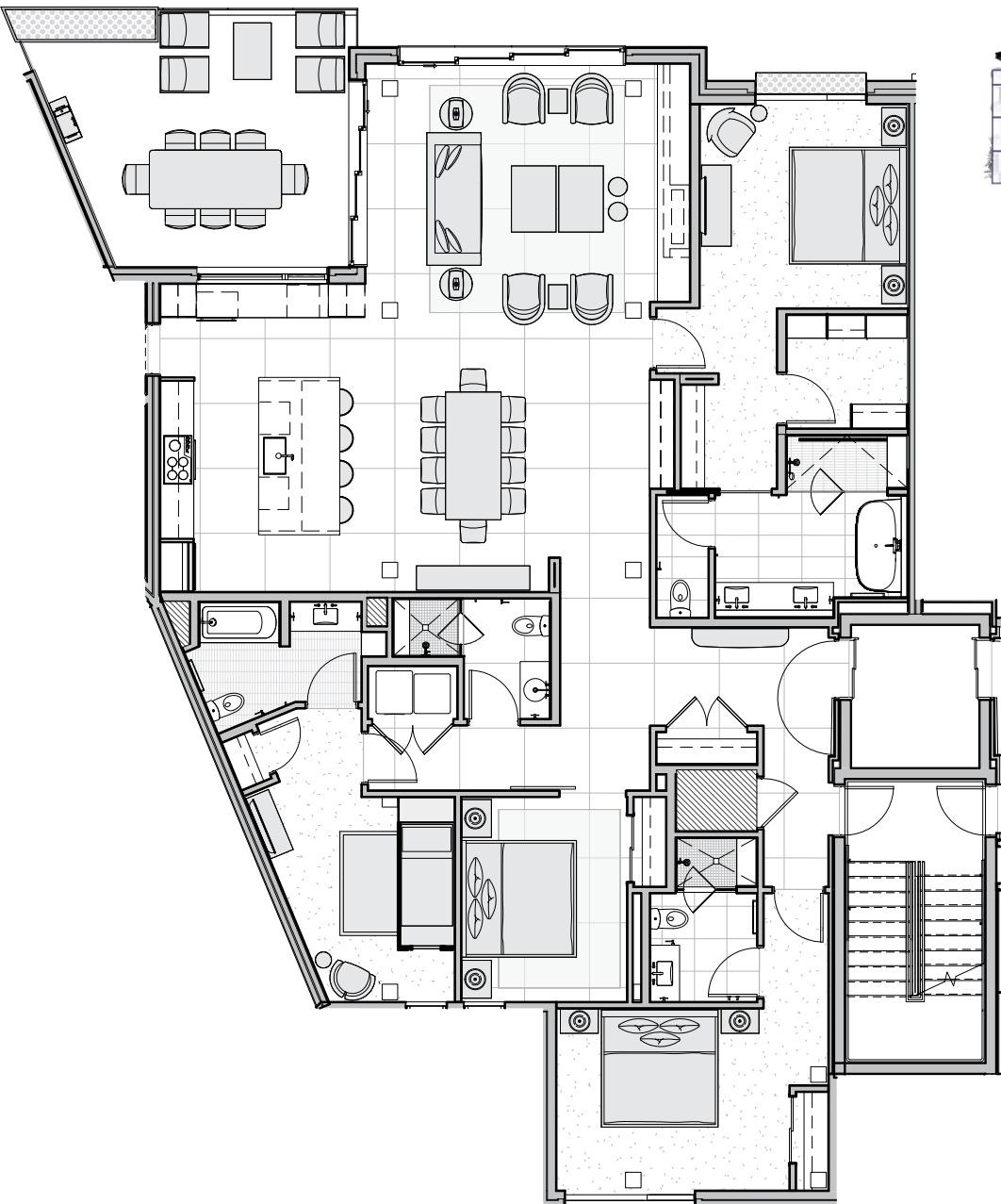
RESIDENCE
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Bedrooms
4/flex

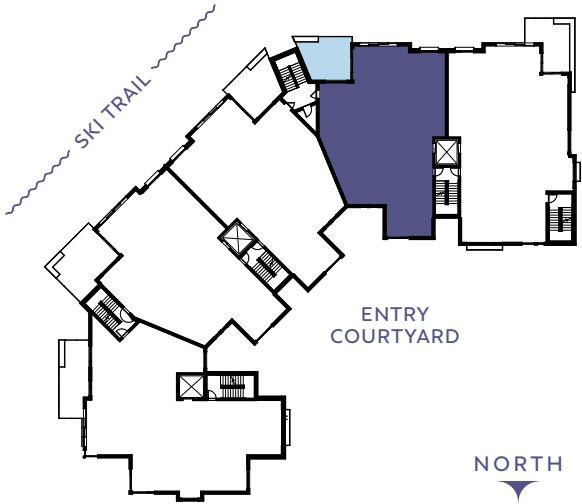
Bathrooms
4

Square Feet
2,510

2-Car Garage-in-Garage



SLOPE-SIDE VIEW



Residence Features

- ✦ DESIGN FINISH PACKAGE
Contemporary
- ✦ STUNNING SKI SLOPE RESIDENCE
Mountain views with great natural light.
- ✦ OUTDOOR/ INDOOR LIVING PERFECTED
Spacious garden terrace, large operable window walls, & infinity great room.
- ✦ FLEX ROOM
Allows owners to personalize its use - think office suite, media or game room, bedroom, etc.
- ✦ SPACIOUS, ENTERTAINING KITCHEN
Showcases Wolf appliances & large kitchen island.
- ✦ ARRIVAL STATEMENT
Private, direct elevator access & gracious residence entry.
- ✦ LUXURIOUS PRIMARY BEDROOM
Walk-in closet & spa-inspired five-fixture bathroom.
- ✦ ENSUITE GUEST BEDROOMS
Plus an additional bath (powder room with shower) for flex room.

