

FOUR SEASONS

PRIVATE RESIDENCES

TELLURIDE

A PROJECT BY FORT PARTNERS
AND MERRIMAC VENTURES

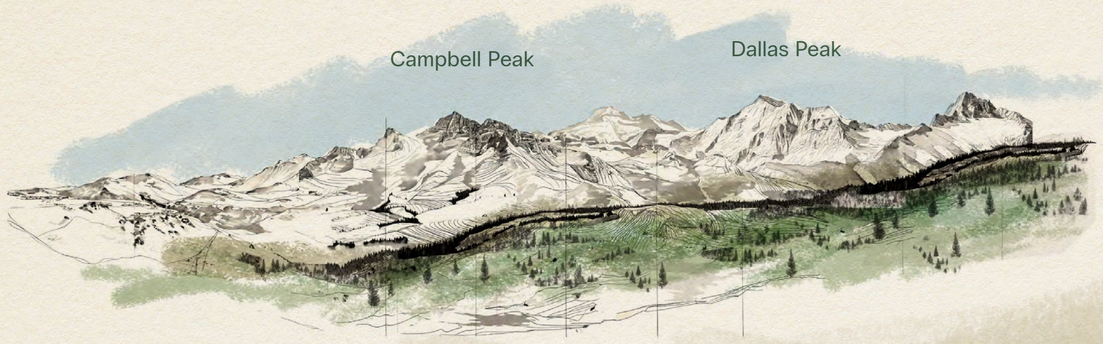


Where Sumptuous Meets Sublime

Amidst the San Juan Mountains, Four Seasons Hotel and Residences Telluride will sprawl across 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.

The ski valet and private lounge will be equipped with plentiful amenities for winter sport enthusiasts, as well as mountain bikes and fishing equipment for the summer ones. Gourmands will revel in premier restaurants, bars, lounges, and retail outlets. Regardless of the season—on snow-covered grounds or warmer alpine terrain—residents can look forward to singular homes under signature hospitality.

SITE PLAN



View from North Tower

PRIVATE RESIDENCES NORTH

PRIVATE RESIDENCES SOUTH

Residential Lobby *(lvl. 4)*

Palmyra Peak

MOUNTAIN VILLAGE BLVD.

TELLURIDE SKI RESORT

Ski Valet *(lvl. 1)*

HOTEL RESIDENCES NORTH

HOTEL RESIDENCES SOUTH

Sunset View

Wilson Peak

POND


A VISIONARY
DEVELOPMENT
FOUR SEASONS

BUILDING FEATURES

- 26 Private Residences by Olson Kundig
- 43 Hotel Residences by Clements Design

RESIDENCE FEATURES

- Fully Furnished Hotel Residences by Clements Design*
- Floor-to-Ceiling Windows for Maximum Views
- European White Oak Flooring*
- Natural Wood-Clad Ceilings*
- In-Residence Oxygenation
- Expansive Terraces*
- Indoor and Outdoor Fireplaces*
- Lutron Lighting System
- Outdoor Jacuzzi*
- Owner's & Drying Closets*

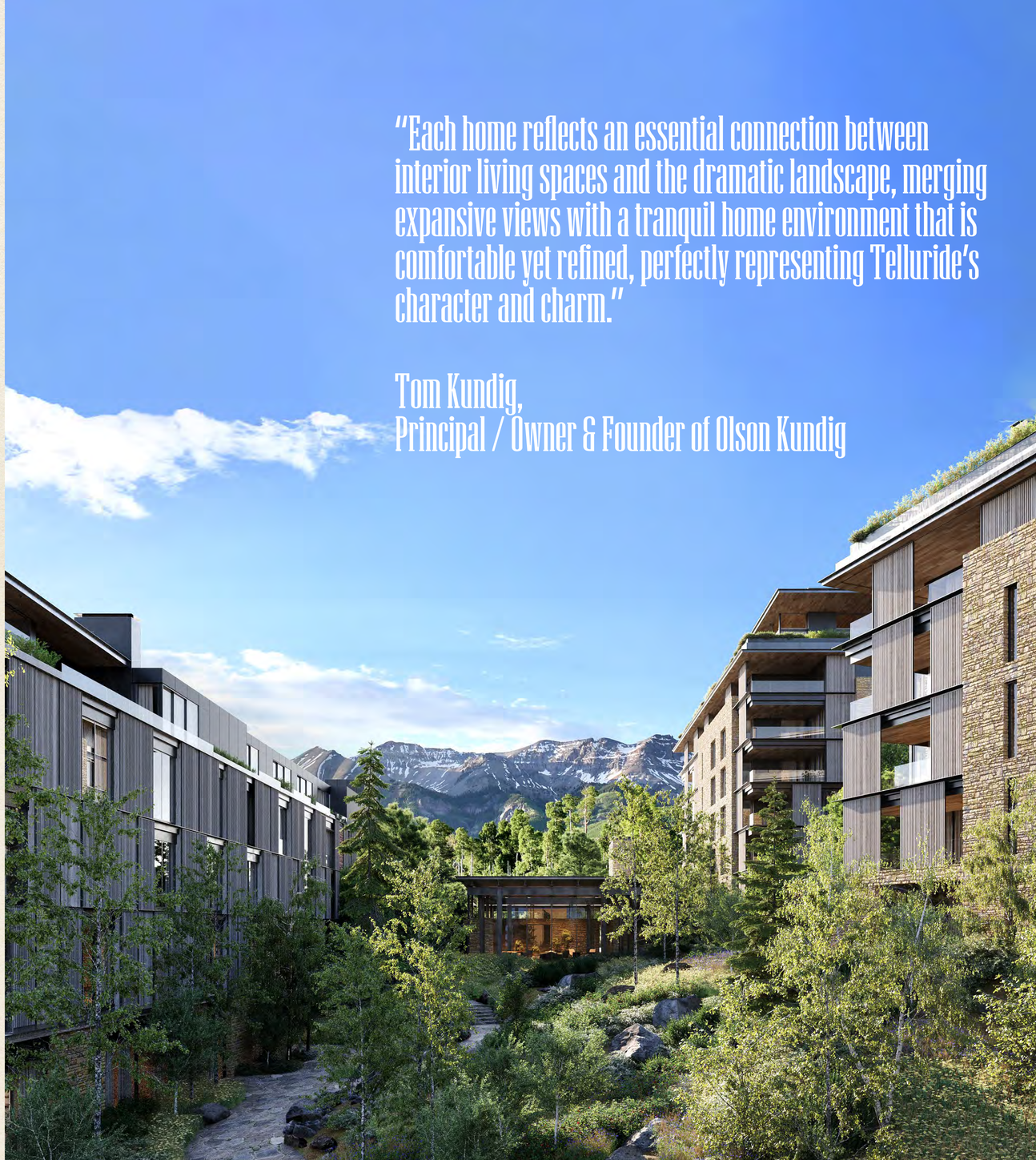
KITCHENS

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

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

* Some features only in select Residences



"Each home reflects an essential connection between interior living spaces and the dramatic landscape, merging expansive views with a tranquil home environment that is comfortable yet refined, perfectly representing Telluride's character and charm."

Tom Kundig,
Principal / Owner & Founder of Olson Kundig



Residential Lobby
Architecture by Olson Kundig, Interior by Clements Design



Residential Lobby
Architecture by Olson Kundig, Interior by Clements Design


MODERN LIVING
IN THE MOUNTAINS

Private Residences

To sit quietly within the Telluride landscape, Olson Kundig designed three buildings connected by a network of various pathways, courtyards, and green spaces to support a deep connection to the site. By incorporating floor-to-ceiling windows, the residences harvest Mountain Village's abundant sunlight and frame sweeping views of the surrounding 14,000-foot peaks. Grounded in an intuitive understanding of the natural landscape, Olson Kundig looked to the region's buildings—historic mining cabins and barns—to craft an understated yet contextually resonant palette of Colorado stone and wood in their most natural form to create a sense of place.

Departing from the Alpine chalets and log cabin-style resorts that are typical of American ski towns, the firm has reinterpreted this familiar design language through a contemporary lens, resulting in a property that is of its time and place.



Private Residence Penthouse Outdoor Living by Olson Kundig



Private Residence Penthouse by Olson Kundig



Private Residence Terrace by Olson Kundig



Private Residence Indoor/Outdoor Living by Olson Kundig



Private Residence Living by Olson Kundig



Private Residence Penthouse Living by Olson Kundig











Hotel Residences

Clements Design, based in Los Angeles, was selected to create the interiors for the Hotel Residences. Known for their sophisticated neutral palette, they craft warm, inviting spaces that blend rich materials with an eclectic mix of both modern and antique pieces, resulting in a contemporary yet timeless aesthetic—distinctly different from traditional mountain resorts.

The Hotel Residences are designed with the finest finishes and state-of-the-art appliances and fixtures, which create a relaxing refuge after a day out in nature.



Hotel Residence Bedroom by Clements Design



Hotel Residence Penthouse by Clements Design


LIFE AT THE EDGE

Peak Wellness in the Rockies

Prioritizing comfort and wellness, Four Seasons Hotel and Residences Telluride will offer state-of-the-art therapies designed to invigorate both body and mind. All health and wellness amenities are designed to improve physical and mental health by incorporating leading edge technology into a daily routine.

The Wellness & Recovery Studio offers a curated selection of treatments rooted in the rhythms of mountain living, sport, and play. Designed to restore balance and vitality, these treatments support reduced inflammation, pain relief, stress reduction, and improved sleep. Mobility and breathwork are woven throughout the experience, enhancing physical resilience and deepening the connection between body and mind.

OXYGENATION

Four Seasons Hotel and Residences Telluride is the first resort in North America to provide oxygenated rooms and residences. These progressive systems add oxygen to the air, simulating a lower altitude and providing pristine air quality for all guests and residents. Sleeping and spending time in these spaces results in improved sleep, decreased headache pain, reduced stress, increased energy levels, and overall mental and physical restoration.





Pool by Clements Design



Pool by Clements Design



Fitness Studio by Clements Design



Spa Thermal Lounge by Clements Design



SPA

The spa has been designed to draw the outside in, echoing and evoking the majesty of Telluride and connecting residents with their surroundings to maximize the mind-body connection, relaxation, and holistic wellness.

The Thermal Lounge contains a Steam Room, Bio Sauna, and Vitality Spa, all of which serve to detoxify and aid in ridding the body of pollutants, as well as improving circulation, cardiovascular and respiratory health, and muscle relaxation. Additional features such as the Traditional Sauna, Experience Shower, Bucket Shower, and Heated Benches further enhance the thermal experience, offering a variety of ways to unwind and restore balance. The Cold Plunge serves as the yin to the yang of the heat-based treatments, reducing inflammation and increasing metabolism. Just beyond the Thermal Lounge is the Relaxation Lounge, where guests and residents can enjoy the quiet and serenity of the space, or gather around the Outdoor Firepits for a moment of warmth and reflection.

Choose from an extensive menu of treatments in one of seven Treatment Rooms or in the VIP Treatment Room, also equipped with a separate sauna for your privacy and comfort.

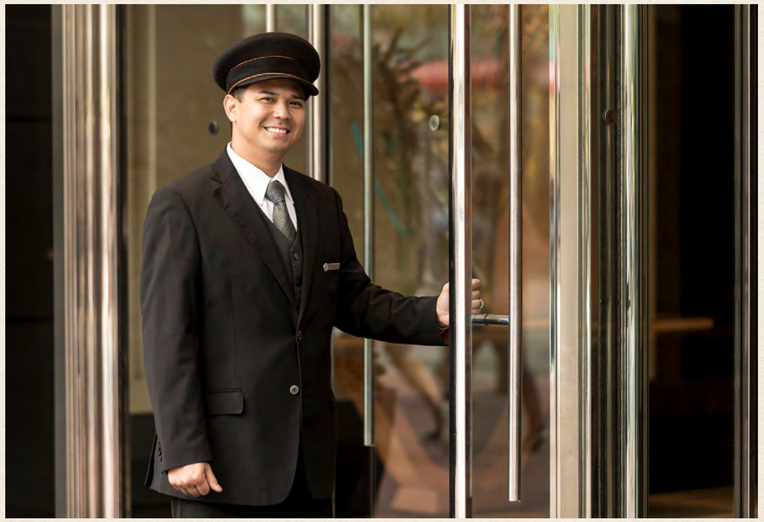


"Grounded in Four Seasons history of industry leadership, our vision is to be the most aspirational luxury hospitality and residential brand through genuine and unparalleled service experiences. The key to our success has and always will be our people and culture. This will continue to guide our path forward as we further solidify Four Seasons legacy of authentic and unscripted care for which we are renowned."

Alejandro Reynal,
President and CEO of Four Seasons Hotels and Resorts







Four Seasons, One Step Ahead

The signature Four Seasons service is impeccable: from the ski valets who will handle your equipment right off the slopes to the private chefs who will cater a last-minute birthday dinner celebration to a skillful masseuse who will help soothe muscles after a long hike.

What sets Four Seasons apart is knowing that small moments of joy and connection can be just as impactful as grand gestures. For over six decades, Four Seasons has redefined hospitality with highly personalized, intuitive service grounded in genuine care and generosity.

A child has a fever? Four Seasons staffers are at the ready with chicken soup. A dog needs a bath after swimming in the river? Four Seasons will find you a pet groomer. Always thinking ahead of what owners and guests might need next, the goal is to make your life in Telluride relaxing, restorative, and exceptional.

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 Studio
- Wellness & Recovery Studio
- Kids' Club

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

À 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




ROCKY
MOUNTAIN HIGH







Rugged, Charming, Telluride

Telluride, Colorado, a former prosperous mining town tucked into a Box Canyon at 8,750 feet, has always lured a certain freewheeling, independent spirit — in fact, in 1889, a young Butch Cassidy came here to rob the San Miguel Valley Bank, his first famous heist. Today, this intimate western town is decidedly more laid back. But despite the lowkey atmosphere, this town attracts a very cosmopolitan crowd — from A-list movie stars to designer Ralph Lauren, who owns the Double RL ranch just outside of town.

The closest major regional airport to Telluride is Montrose, about an hour and a half drive away, and there's also Telluride Regional Airport, which is 15 minutes away from town (more convenient for private and charter flights), so it keeps the crowds at bay. The town's 2,500 residents like it that way — it allows Telluride to preserve its small town charm. Locals are proud to tell you that the nearest traffic light is 38 miles away, and the only time there's a bottleneck is when a herd of bighorn sheep are crossing the road.

Colorado Avenue, affectionately referred to as Main Street, is lined with independent shops, cafes, and even a "free box," a community giveaway station.

The Great Outdoors

The 13-minute gondola ride from Telluride to Mountain Village offers a spectacular journey, transporting guests over the ridgeline into the European-style alpine ski resort. Situated just steps away from the property, the gondola provides easy access to the town and market. Much like in the European mountains, the gondola that connects Mountain Village and Telluride serves as the primary mode of transportation for both locals and visitors alike.

With over two extra hours of sunshine in the winter, 2,000 skiable acres, and nearly 150 runs, including impeccably groomed trails, aspen glades, untracked bowls, and narrow chutes dotted with moguls, there is something for everyone.

At an elevation of 9,545 feet, this means that the Summer and Fall are equally inviting, and offer pleasant temperatures with mild days and cool evenings. In fact, in recent years, these months have become the most popular, as Mountain Village offers no shortage of activities, from golf, hiking, tennis, mountain biking, and ziplining, to free summer concerts and a farmers' market.








Telluride
Mountain village



Greater Telluride

FOUR SEASONS TELLURIDE
680 Mountain Village Blvd

1. **MOUNTAIN VILLAGE SALES OFFICE**
   618 Mountain Village Blvd #120D
2. **TELLURIDE SALES OFFICE**
   237 S Oak St, Telluride
3. **TELLURIDE HISTORICAL MUSEUM**
   201 W Gregory Ave, Telluride
4. **PEKKARINE BUILDING**
   220 W Colorado Ave, Telluride
5. **NEW SHERIDAN HOTEL**
   231 W Colorado Ave, Telluride
6. **SHERIDAN OPERA HOUSE**
   110 N Oak St, Telluride
7. **THE NATIONAL TELLURIDE (RESTAURANT)**
   100 E Colorado Ave Suite B, Telluride
8. **LA MARMOTTE (RESTAURANT)**
   150 W San Juan Ave, Telluride
9. **THE GRAND (RESTAURANT)**
   100 W Colorado Ave, Telluride
10. **BON VIVIANT (RESTAURANT)**
    Top of the Polar Queen Express Lift
11. **GIUSEPPE'S (RESTAURANT)**
    565 Mountain Village Blvd
12. **ALPINO VINO (RESTAURANT)**
    12100 Camels Gdn Rd, Telluride
13. **TELLURIDE GOLF COURSE**
    136 Country Club Dr, Mountain Village
14. **TELLURIDE RACQUET CLUB**
    136 Country Club Dr, Mountain Village
15. **LA PIAZZA DEL VILLAGGIO (RESTAURANT)**
    117 Lost Creek Ln, Mountain Village
16. **TOMBOY TAVERN (RESTAURANT)**
    562 Mountain Village Blvd
17. **THE VILLAGE MARKET**
    455 Mountain Village Blvd B

FREE GONDOLA
Operates between Telluride, Ski Resort, Mountain Village

GONDOLA STATIONS
Main lifts at bottom of mountain (Chair 4, 7, 8)

SKI CHAIRLIFTS
Tickets purchased from Mountain Village Center Station

CHAIRLIFT STATIONS
Main lifts at bottom of mountain & Mountain Village

TO TELLURIDE REGIONAL AIRPORT
Follow signs from W 145 Spur Hwy


AN EXTRAORDINARY TEAM

Olson Kundig

Now in its sixth decade, Olson Kundig is a collaborative American design practice whose work spans a variety of scales and typologies across six continents. With deep roots in the Pacific Northwest, the firm is celebrated for its approach to architecture informed by natural, cultural, and historical contexts.

Their architectural work seamlessly integrates nature with the built environment, balancing function and poetry through careful consideration of light, and a deep emphasis on craft and materials that resonate with the surrounding landscape.







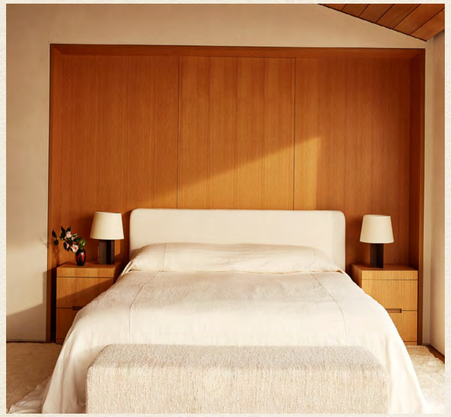




Clements Design

Masterfully combining sophistication with simplicity, Kathleen 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 finely tailored and luxurious.











Four Seasons Hotels and Resorts

The story of Four Seasons Hotels and Resorts 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 133 hotels and resorts, 55 residential properties in major city centres, 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.



Isadore Sharp, Founder



Alejandro Reynal, CEO



Nadim Ashi, Chariman and CEO

Merrimac Ventures

Merrimac Ventures is a real estate investment and development firm located in Fort Lauderdale, FL. Its primary focus is on residential and mixed-use development, but the firm 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.

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 experiences. 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.



Dev and Nitin Motwani, Managing Partners


The mountains
are calling
and I must go.
– John Muir

FOUR SEASONS

PRIVATE RESIDENCES

TELLURIDE

A PROJECT BY FORT PARTNERS
AND MERRIMAC VENTURES

680 Mountain Village Blvd., Mountain Village, Colorado 81435

EQUAL HOUSING OPPORTUNITY

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