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# UPTOWN

# 240 LIVE. LAKESTYLE.

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## EXCLUSIVE AMENITIES

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### RESIDENT OVERLOOK

This 4,300 square foot outdoor living area provides owners with the ability to expand into an exclusive courtyard with amazing mountain and lake views located on the 3rd floor.

The amenities include:

- Hottub
- Expansive Firepit Lounge Areas
- Outdoor Kitchens with Barbecue and Bar
- Dining Areas
- Separate Outdoor Living Room Lounges
- Outdoor TV's
- Outdoor Heaters

### OWNER'S LOUNGE

The 1,300 Square Feet Owner's Lounge features unparalleled views from the "Store Front" windows that expand over 20 feet for the residence's use.

These features include:

- Indoor/Outdoor Coffee & Wine Bar
- Business Center & Remote Working Spaces
- Conference Room
- Lounge & Casual Meeting Room
- Central Fireplace
- Entertainment Center
- Fiber Optic Internet Throughout
- Multiple Charging Outlets

### FITNESS ROOM

- Nearly 1,400 Square Feet
- State of the art treadmill, free weights, boxing station, recumbent bikes, and battle ropes
- Indoor/Outdoor Yoga & Pilates Pavilion
- Streaming Monitors for Online Private Classes
- Equipped with a Cutting Edge COVID Sanitization

### RESIDENTIAL PARKING & OWNER STORAGE

- One - two spaces in a secured underground heated parking
- Owner Toy Storage in a secured parking garage
- Owner Storage Closets in Each Unit

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## GROUND FLOOR RESTAURANT

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Approximately 5,000 square feet of indoor restaurant space designed for an encompassing restaurant or multiple restaurant vendors and nearly 2,000 square feet for outdoor dining, with views of the Mountains and Lake Dillon. This area will be the focal point for nightlife for Downtown Dillon.

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All elements, designs, plans, renderings, prices, and any other information presented herein are for informational purposes only, and are not guaranteed, and are subject to change or elimination without prior notice. Maps, floor plans, and models are not guaranteed to be to scale and are to be considered approximations. Views are not guaranteed. Renderings include decorative items that will not be included in the purchase of the condo, items include furniture, decor items, chandeliers, and other decorative pieces. Verify all items before purchasing.