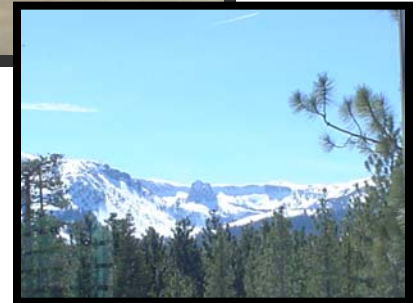
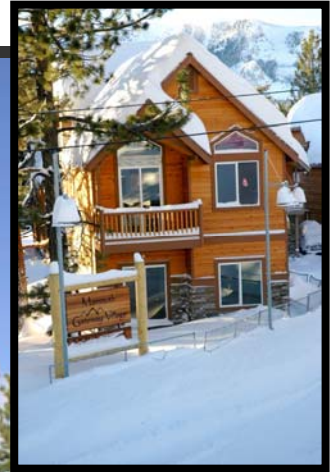


# Mammoth Gateway Village



**3771 Main Street  
Mammoth Lakes, CA 93546**

- 3 Bedrooms & Loft / 2 - 2 ½ Baths
- Full-Sized, Private Two-Car Garage
- 1,975 Square Feet of Elegant Mountain Living
- Within Close Proximity to the Village at Mammoth, the Village Gondola and the Sierra Star Golf Course
- Opportunity to Customize your Mountain home
- Can be rented nightly!
- Priced from \$879,900

**Your Gateway to The Mammoth Lifestyle!**



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# Mammoth Gateway Village

## *Features and Amenities*

### **Architectural Details:**

- Energy efficient, low maintenance materials have been selected to withstand the demands of snow country and compliment the beauty of the mountain environment. The cedar siding has been pre-stained and sealed and the roofing is a metal “snap seam” system. Windows are energy-efficient vinyl clad and dual glazed.
- Alpine architecture including decorative heavy wood timbers will accent the roof eaves and entries, as well as windows, doors and deck railings. Stone veneer will protect and enhance the buildings at ground level and entry areas.
- One deck will be “spa ready” with water and electrical hookups\*.
- Private attached full-sized two-car garage for your vehicle with 8-foot height raised panel doors. Garage door opener with two remotes. Large storage closet for skis, bikes, golf clubs, etc...

### **Interior Accents:**

- Open trussed vaulted ceiling in the great room with dramatic use of heavy timber and glass brings the outdoors inside.
- Gas log fireplace (gas appliance) with glass doors and hearth will create a festive and cozy gathering place for family and friends.
- Custom gourmet kitchen with granite tile countertops, G.E. stainless appliances (range, microwave and dishwasher), and wood cabinets with solid raised panel doors in natural wood tones.
- Private master suite with amenities to pamper your senses including whirlpool jet tub, dual sinks and travertine tile countertops and accents.
- Interior laundry area with cabinet storage and linen closet.
- Custom two-toned decorator interior paint scheme.
- Slate or tiled entry.

### **\*Options:**

- Plans and pricing for optional additional deck are available upon request.
- Outdoor Spa/Hot Tub is Optional.
- Furniture Packages Available from The Oaktree.

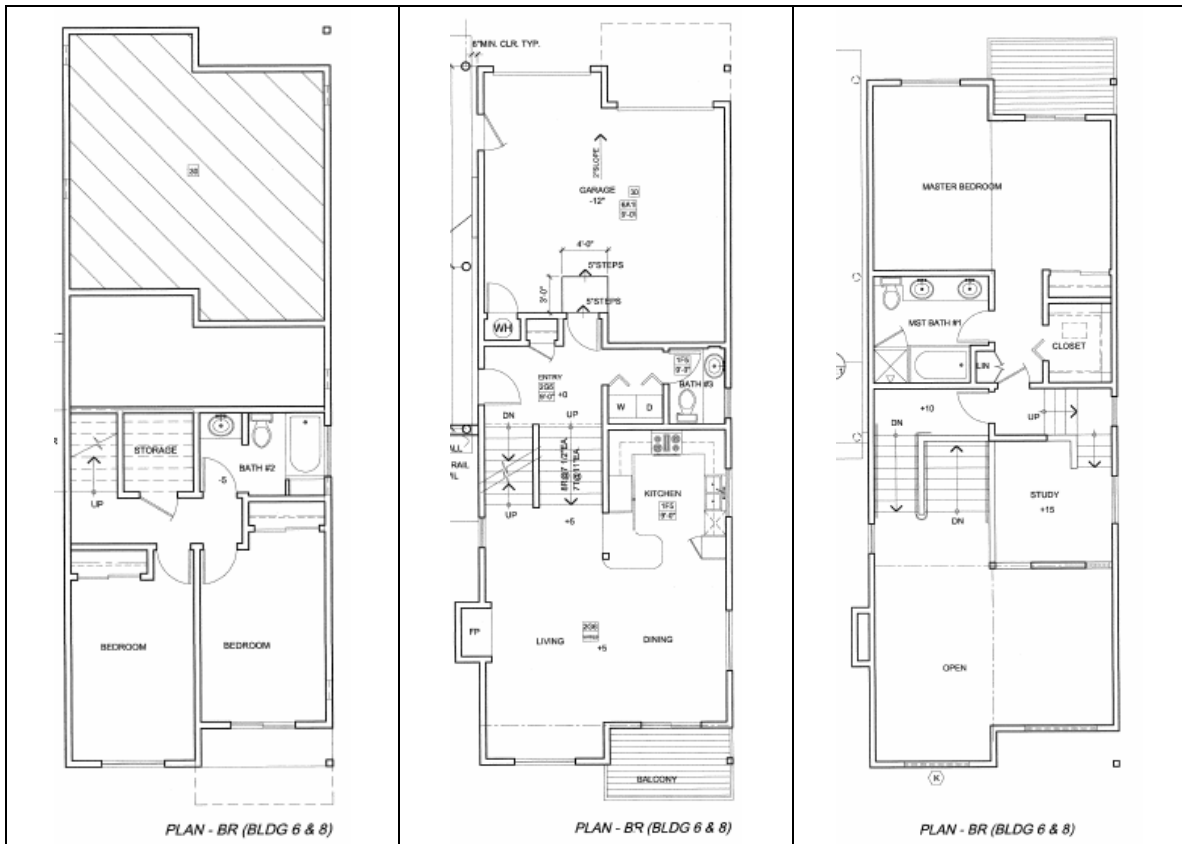


# Mammoth Gateway Village

## Downhill Floorplan

Buildings 6, 8 & 10  
Buildings 7, 9 & 11 (Reverse Floorplan)

Approximately 1,975 Square Feet of Living Space  
3 Bedrooms + Loft / 2.5 Baths  
Laundry & Storage  
Attached Two-Car Garage



# Mammoth Gateway Village

## Uphill Floorplan

Buildings 2 & 4  
Buildings 1 & 3 (Reverse Floorplan)

Approximately 1,975 Square Feet of Living Space  
3 Bedrooms + Loft / 2 Baths  
Laundry & Storage  
Attached Two-Car Garage



# Mammoth Gateway Village

*Come in and Relax...*

**Ideally located...** Mammoth Gateway Village is nestled in a forest of mature pines within close proximity to The Village at Mammoth. Access to the Mammoth Area Shuttle, the Sierra Star Golf Course, Shopping and the Valley Bike Path are all nearby.

**Innovative Design...** It's a first for Mammoth! Mammoth Gateway Village presents an innovative, thoughtful design that will give you, the homeowner, the privacy and seclusion of a detached home (no common walls), with the convenience, management and rental capability of condominium ownership.

**Family Sized...** Stretch out and relax – there is plenty of room. With nearly 2,000 square feet of living space, these spaciouly designed three bedroom with loft and attached two-car garage homes are suitable for a weekend retreat, semi-retirement or full-time living.

**Rare Opportunity...** There will only be ten custom townhomes at Mammoth Gateway Village available for purchase. The location, design and generous living space make Mammoth Gateway Village truly a unique opportunity to invest and enjoy the Mammoth Lifestyle.



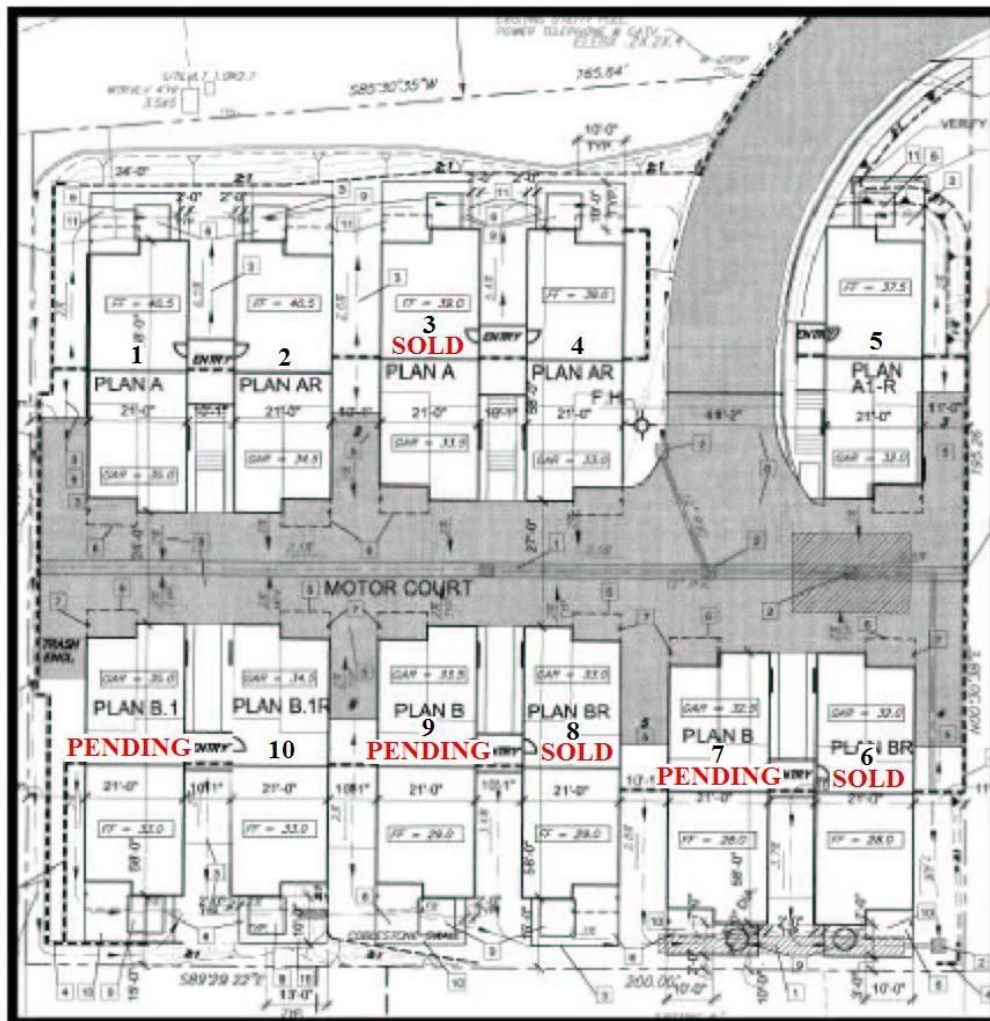
**Detail, Care and Attention...Pride of Ownership.**



# Mammoth Gateway Village

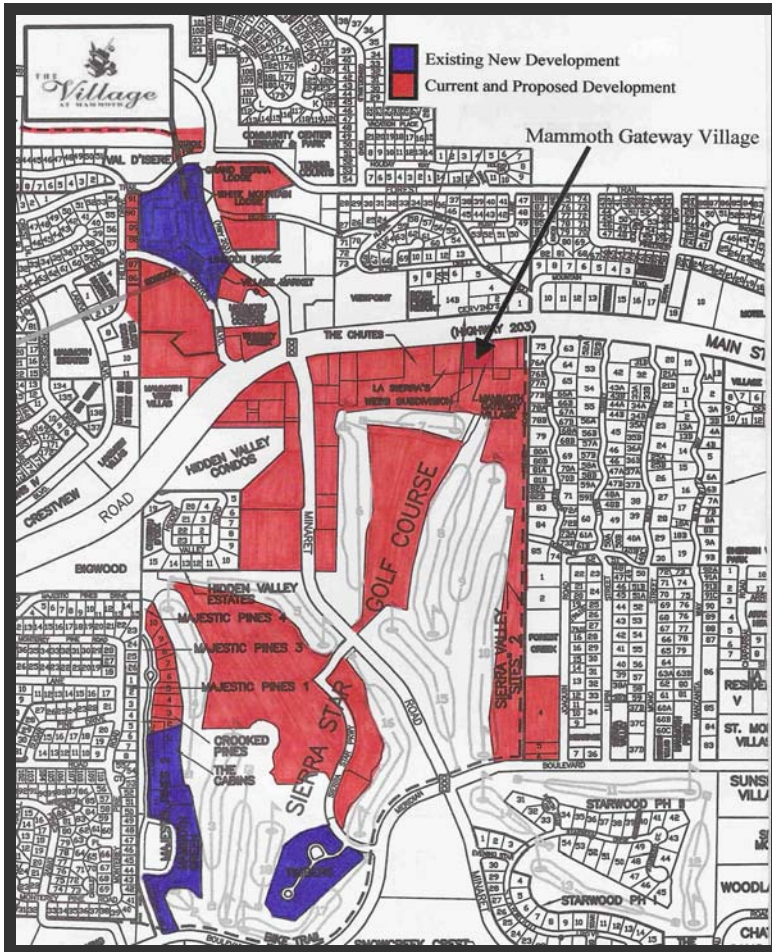
Pricing, as of December 27<sup>th</sup>, 2006

<b>Uphill Floorplan: 3Br. + Loft / 2 Ba.</b>	
Unit 1	\$1,015,000
Unit 2	\$879,900
Unit 3	<b>SOLD</b>
Unit 4	\$975,000
Unit 5	\$995,000
<b>Downhill Floorplan: 3Br. + Loft / 2 ½ Ba.</b>	
Unit 6	<b>SOLD</b>
Unit 7	<b>PENDING</b>
Unit 8	<b>SOLD</b>
Unit 9	<b>PENDING</b>
Unit 10	\$1,025,000
Unit 11	<b>PENDING</b>



# Mammoth Gateway Village

*Location: The Master Plan*



*Easy as 4,5,6,7...*

**Distance from  
Mammoth Gateway Village to:**

Nevado's & Whiskey Creek	4/10 of a mile
Village & Village Gondola	5/10 of a mile
Starbucks	6/10 of a mile
Sierra Star Golf Course	7/10 of a mile

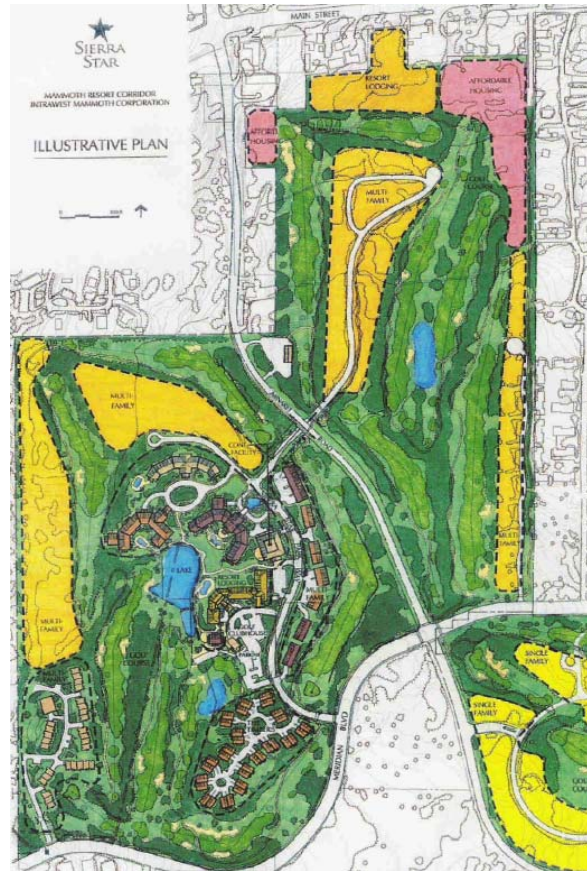
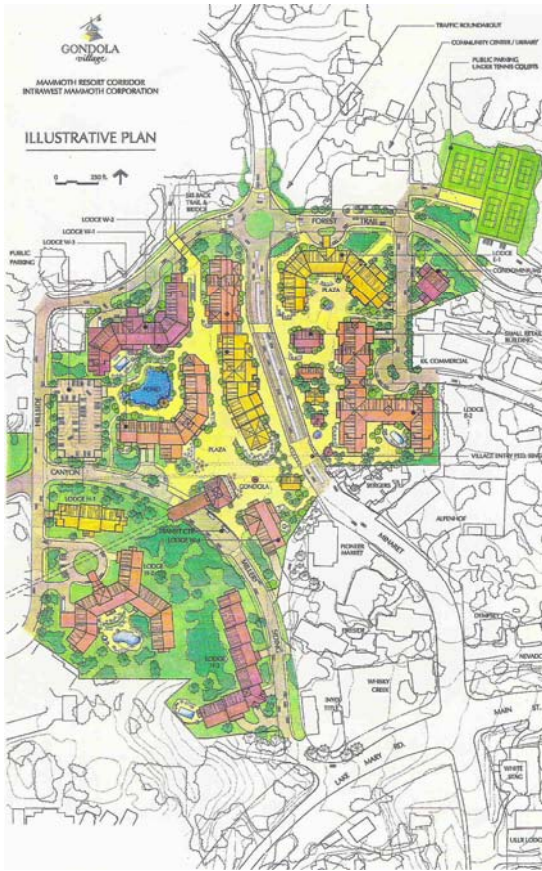
Imagine yourself a few years down the road...the Village is expanding quickly. Your walk with the family consists of a stroll through the existing Village, past the Westin and proposed Ritz-Carlton hotel, along Main Street through the countless shops and boutiques. Mammoth is maturing into a world-class destination ski resort and the long list of proposed future development is becoming a reality...why wait?

Own your Mountain Home now and start enjoying all that Mammoth Gateway Village has to offer. Mammoth Gateway Village is just that, a Gateway. Take a look at the map: Mammoth Gateway Village is positioned perfectly to give you access to all the amenities that the Village has to offer, while maintaining the privacy and peace and quiet that brings you to Mammoth.

\*Proposed Future Development subject to change. Accuracy of Map shown above is not guaranteed by developer or Century 21 Mammoth Realty.

# Mammoth Gateway Village

*Location: Future Development*



Mammoth is Growing up Quickly. With Developers such as Intrawest, 8050, D&S Homes, Western Resort Properties, etc... Mammoth is transforming into a world-class destination ski resort with first class accommodations and amenities. Look into the future and you'll feel the excitement.

Ask your Mammoth Real Estate Specialist to provide insight into the proposed development and you'll see why Mammoth Gateway Village truly is the Gateway to the Village, and to the Mammoth Lifestyle!



# Mammoth Gateway Village

*Exclusive Sales Agents:*



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 Owner & President  
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**Get in on the Action! Mammoth is on its Way to Becoming the Next #1 Ski Resort in North America...**

**...New Developments are Selling out Fast!**

	<p><b>Tallus</b>                  Nearly Complete</p>	<p>THE WOODWINDS                  at Sierra Star                  For Illustration Only</p>
<p><b>Mammoth Gateway Village</b>                  Ready for Occupancy</p>	<p><b>1 Hotel</b>                  Proposed</p>	<p><b>Ritz-Carlton</b>                  Proposed</p>
	<p><b>8050</b>                  Nearly Complete</p>	<p><b>The Westin Hotel</b>                  Under Construction</p>
<p><b>Magnolia Lodge</b>                  Complete</p>	<p><b>Golden Eagle Villas</b>                  Proposed</p>	<p><b>Solstice at Sierra Star</b>                  Complete</p>