

the VILLAGE TIMES

SUMMER/FALL
2017

Stratton. Love it. Live it!

INSIDE!

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STRATTON magazine & manchesterlife MAGAZINE present

STRATTON MOUNTAIN MUSIC

PRESERVATION HALL JAZZ BAND • RUSTED ROOT • THREE DOG NIGHT & MORE

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YAKSHA YOGA + WELLNESS RETREAT WEEKEND
August 4 - 6, 2017

We are now in the mountains and they are in us, kindling enthusiasm, making every nerve quiver, filling every pore and cell of us.

—JOHN MUIR

Join Stratton Yoga for the second annual Yaksha | Yoga + Wellness Retreat Weekend atop Stratton Mountain. A weekend of mountain-top yoga, wellness, community, farm-to-table meals, music and mountain adventure awaits.

Move, learn + expand with renowned yoga teachers and wellness practitioners | Justin Wolfer, Jo Kirsch, Jennilee Toner, Katie Collins, Lisa O'Brien, John Smrtic, Kate Logan, Bethany Bolger, Kait Zwagerman, Universal Sounds, and Ubuntu!

Savor healthy, local and mindfully prepared meals. Breathe in the fresh mountain air + gaze out into the valley below as you are guided through serene morning yoga practices the summit.

Tickets available at stratton.com/yaksha and by calling 1-800-Stratton

Full Weekend • Saturday Only • Single Workshop
**Discounted rates offered for certified yoga teachers*

Updates and details available at stratton.com and on the Yaksha | Yoga + Wellness Retreat Weekend Facebook event page!



Local fare

VERMONT FARMERS MARKET SCENE

Kaitlyn Zwagerman

I moved here for the love of summer. Vermont's lush green summers are packed with hiking, paddling, swimming and a lively farmer's market scene. My first farmer's market experience was quintessentially Vermont- a true feast for the senses. Bluegrass banjo music breezed through the air as the sun illuminated impossibly beautiful produce. People slowly weaved past one another, baskets full of crusty bread, plump tomatoes and decadent local honey. I was hooked and since, rarely miss a weekly trip. In my family's fast paced world, these area markets have become one of our favorite Vermont summer activities!



THURSDAY
MANCHESTER FARMERS MARKET
Adams Park, Route 7A/Main St., Manchester
May 26–Oct 6 • 3-6pm
Manchesterfarmers.org



SATURDAY
WEST RIVER FARMERS MARKET
Junction of Route 11 & 10, Londonderry
Memorial Day through Columbus Day • 9am-1pm



SUNDAY
DORSET FARMERS MARKET
2732 VT Route 30, Dorset (H.N. Williams Store)
May through October
10am-2pm
Dorsetfarmersmarket.com



LIVING WELL AT STRATTON MOUNTAIN RESORT

For information and to purchase tickets for events listed below, visit Stratton.com

LIVE OUT LOUD EVERYDAY WITH LOLË

The Lolë mission is to encourage women to be active and move every day. To fulfill this mission, Lolë Stratton offers free meet-ups and wellness programming throughout the year.

Lolë Meet Ups

SATURDAY JULY 22

Mid Mountain Hike & Yoga

Hike up to the mid mountain deck with Paula Pelky and enjoy an hour long intermediate yoga class
8:30-10:00am

SATURDAY AUGUST 19

Hoop Fit

Join Anne Reynolds in this energetic and fun workout with hula hooping! Hoop Fit engages your core, legs, and arms for a great toning workout.
3:00-4:00pm

SUNDAY & MONDAY SEPTEMBER 3 & 4

Gather on top of Stratton Mountain's Summit Deck for a breath of fresh Vermont air, beautiful scenery and a once in a lifetime practice with live music being performed by local musicians.

SUNDAY "I am Learning How to be a Flower" with Kaitlyn Zwagerman

MONDAY "Form and Flow" with Paula Pelky

\$30 per person for Sunday -OR- Monday only
\$50 per person for Sunday -AND- Monday
**Each participant will receive a free Lolë mat, gift, and \$15 gift certificate to the Lolë store!*

More information about Lolë meet ups is available online at facebook.com/lolestratton.

YOGA ON THE SUMMIT DECK

SATURDAYS AND SUNDAYS FROM 10:30-12:00PM

Enjoy yoga at the summit of Stratton Mountain on our one-of-a-kind yoga deck. Class includes a round trip on the gondola. Please check-in at First Run Ski Shop in the Stratton; mats available to borrow at the shop. Be sure to arrive at the gondola at least 15 minutes prior to class to ensure you make it to the yoga deck on time.

MID-MOUNTAIN HIKE AND YOGA

SUNDAYS FROM 8:00-10:00AM

Round off your weekend with a guided hike to the Mid-Mountain Lodge, followed by an invigorating 60 minute vinyasa yoga class facing the majestic summit of Stratton Mountain. Class will meet at First Run Ski Shop in the Stratton Village. Please be sure to arrive 10-15 minutes ahead of time to ensure you have signed up and have gathered all hike necessities.



Lolë Ambassador Paula Pelky

ADVENTURE TIME!



SUMMER ADVENTURES IN VERMONT

MOUNTAIN BIKING by Tim Doddridge, Stratton Real Estate

Gear. It's all about the gear. Just like skiing and riding, there is nothing like clicking in to those pedals and letting it fly. Mountain biking has had a resurgence over the past decade. Mostly due to the progression in gear but more importantly sustainable trail design. Trail design and implementation is key to a happy day in the saddle. Southern Vermont is emerging as a bicycling destination and the Manchester Mountain Bike Club is leading the charge. Humphreys in Dorset, (park in the village and ride down Church St. to Dorset West Road, take a left and trailhead is directly on the right) was the first of its kind in the area. A beautiful 4 mile up and back that has it all; steep well-manicured switch backs, bridges, berms and even a beautiful vista. We are presently teamed up with the National Forest Service and are working in Dorset hollow to connect into East Dorset. Get ready for more options as trail building expands! Pine Hill in Rutland has trails for all abilities and be sure to check in with Mountain Riders in Rawsonville or Battenkill Bicycles in Manchester for directions and advice on the best trails around Stratton!



HORSEBACK RIDING AND THE VERMONT SUMMER FESTIVAL

by Betsy Cetron, Stratton Real Estate

Enjoying Vermont Summer weather on the back of your horse is one of the many ways to enjoy and explore our scenic area. My next vice- after skiing- is riding my horse, Huey. I keep him at Winchester Stables in Newfane, where there are beautiful meadows, trails and a great lesson program for all levels. Even if you don't have your own horse, there are plenty of other options to trail ride or take lessons in the area!

Huey is a 13 year old Thoroughbred who does the Hunter/Jumpers. The two of us travel across some of the New England state competing but the highlight of our summer is close to home at the Vermont Summer Festival Horse Show in Dorset, VT. Some of the country's top riders show there in the 'Grand Prixes.' There are options for all levels of riders and beginning classes for four and five year olds. I love riding in the rings, surrounded by the mountains and riding over fences that are made to simulate cross country obstacles. The Vermont Summer Festival lasts for 6 weeks and is a great time to attend even as a spectator!



ANDREW RIBBACK



GOLF by John Sikes, Stratton Real Estate

Southern Vermont has always had a well-deserved reputation for superior skiing but is often overlooked as a golf destination. There is actually an abundance of excellent golf in the area! Whether you prefer a park like setting or a mountain course, there is something for everyone. We are lucky to have the Stratton Mountain Golf Club right outside of our door! It boasts three main hole layouts; the Mountain, the Forest and the Lake. All require precision shot making and sound course management.

"Stratton's first nine opened for play in 1964, followed by two more nine-hole layouts, with each taking full advantage of the mountain landscape. A multi-year project has restored the fairways, sculpted the greens and rebuilt bunkers to reflect the original Geoffrey Cornish blueprint. Founded in 1969 by Arnold Palmer, Stratton Golf School professionals focus on your goals, your strengths, your game. With powerful teaching tools, customized coaching and a 22-acre learning center, you can master the basics, focus on a specific area or get ready to win the Club Championship, all while enjoying an escape to the cool Green Mountains of Vermont." (stratton.com) In Manchester, Manchester Country Club offers a diverse track with front and back maines moving from parkland to more mountain terrain. There are also several very fine private courses in Manchester and Dorset.



GRAVEL BIKING by Steve Coombs, Stratton Real Estate

Biking in many parts of the world is "the mode of transportation". Here in Vermont biking is a way to experience some of the most beautiful scenery up close and personal and get just the amount of exercise you are comfortable with. Up until recently I have enjoyed riding on the paved roads with my road bike but found I was spending more and more time on my Mountain bike exploring the trails on and near Stratton. The paved roads on a quiet day are great, but traffic, even here in Southern Vermont, can detract from the experience.

Recently a new style of bike called "gravel bike" was born from the niche sport of cycle cross. Bike companies started to get requests from recreational riders who wanted to ride dirt roads and easy trails on a more forgiving light weight frame. The gravel bikes look like road bikes but with wider tires and are designed for a more relaxed ride perfect for dirt roads, grassy fields, and even some moderate trails. They still ride just fine on the pavement with the added bonus of a more solid feel than the typical road bike. These bikes are still very new to the market, but if you google gravel bikes you can read about it and see what options are available that meet your needs.

I started late last summer and have enjoyed the peaceful solitude exploring the off pavement options - I am very much looking forward to exploring more of the area this summer!

The perfect mix of business and pleasure.

Searching for a unique venue? Look no further. Stratton offers the facilities and flexibility to create your own itinerary during all four seasons. Whether your event is for 15 or 600, Stratton Mountain Resort allows your group to develop a signature atmosphere that fosters creativity. Let our view inspire your vision.



Please visit us online or contact group sales • www.stratton.com/groups • 1.800.STRATTON

FEATURED LISTINGS



TREETOP 4B DOGWOOD TRAIL

Ski directly to Stratton's base to start your day, and when lunch calls ski home. TreeTop's Adirondack style architecture is a mountain home at its best. A great way for a family to enjoy great ski access combined with luxe detailing for a very favorable price! **Furnished \$699,000.**



680 HIGH MEADOW ROAD

This beautiful home was built in the mid 1990's and is truly one of the grand estates at Stratton Mountain. The house sits on over an acre with a second lot for privacy which is included in this purchase price. This is a "must see" property for anyone looking at the best houses at Stratton. Four large bedrooms plus a bunk room, 5 full bathrooms plus a powder room, a large family room with a bar and gaming area, and a sun room with a fireplace making this home a great place to share time with the family and friends. Additional lot available. **Furnished \$1,349,000.**



OBERTAL A-15

Obertal condominiums sit at the bottom of the Tamarack ski lift. All of Obertal is just a short walk to the lift and the slopes providing you with a great ski-on ski-off experience. The spacious living dining area is perfect for small family who wants the ease and convenience of being right on the slopes. Wood burning fireplaces and Wi-Fi throughout makes Obertal a great mountain home. This is an end with additional windows with wonderful views in the living room and bedroom. **Furnished \$190,000.**



1223 COLE POND ROAD

Coveted Cole Pond waterfront location. This charming home has been completely renovated and is ready to make lasting memories. Located less than 10 miles from Stratton's Base Lodge, you can enjoy all the world class Stratton activities winter and summer and swim, paddle board, or canoe in the private 10+/- acre pond. Rough wood floors, paneling and a massive river stone gas fireplace add to the uniqueness of this cottage. 2 small bedrooms and 1 bath as well as a fully furnished lower level. Walk out to the lake, from one of the two lower rooms. This is a truly special spot. Seller is a licensed VT agent. **\$389,000.**



120 HIGH MEADOW ROAD

This Is What It Is All About" - A well loved and cared for Post & Beam style gambrel roof barn home is nicely sited in Stratton's High Meadow. The open living/dining /kitchen area is bright and light with view to the pretty fieldstone fireplace. The floors are beautiful wide board pine. There is a main floor bedroom suite with sitting room with a second stone fireplace. Upstairs is a second master with fireplace and two additional bedrooms. The Lower level has a family room and separate game room. **Furnished \$669,000.**



OBERTAL F-36

Enjoy skiing home to this spacious home, which offers an open living and dining area enhanced by cathedral ceilings and a large wood burning fireplace. This two bedroom, two bath home has a great location offering views of the Stratton ski trails and Tamarack lift. Completely renovated and updated. The very best location in the Ober Tal neighborhood. **Furnished \$425,000.**



24.9 ACRE LOT NEAR THE RED FOX

This highly desirable unusually large 24.9 acre home site is located on prestigious Winhall Hollow Road. The lot features big views to the south of Stratton Mountain. The lot frontage starts at the stone wall after the field next to the Red Fox and goes for over 800 feet along the Winhall Hollow Road. A very special parcel for a buyer looking for the best! **\$259,000.**



INTERVALE

Quiet Woodland Settling, Private Shuttle
Just minutes from the base area, private shuttle service. Enhanced by large bay windows, detailed oak trim work, full masonry brick fireplaces. Loft areas.
3 bedroom plus loft, furnished \$285,000.
3 bedroom plus loft, furnished \$294,500.



PIPER RIDGE • 5 BEDROOM, 5 BATH

Beautifully updated and maintained Piper Ridge Condo. 5 Bedrooms, 5 baths, family room and private spa/hot tub room. Detached 1 car garage. Shuttle to Stratton Resort in the Winter. Private Sports Center available. **\$42,000.**

BECOME A VIP WHEN YOU RENT FOR THE 2017/18 SEASON WITH STRATTON REAL ESTATE!

Get More for your Seasonal Rental with Stratton Real Estate:
A premiere opportunity to enjoy exclusive discounts, perks and benefits only when you join our mountain community.

Village Discount Coupon Book • 10, One-Day Passes to the Training and Fitness Center • 5 Fitness Class Passes • Free Nordic Center Experience • Free Tubing Adventure • Exclusive Après Ski Parties
Early Access Days... and more!

RENT EARLY FOR SUMMER '17 PERKS!
2 ROUNDS OF GOLF • 2 SUMMER CONCERT TICKETS



TREETOP • 4 BEDROOM + DEN, 4 BATH

This 4 bedroom offers all the luxury needed to enjoy the 2017-18 ski season. From the gourmet kitchen to the wood burning fireplace and outdoor hot tub, enjoy all that Stratton has to offer. The downstairs is perfect for the kids with its den and bunk room. Ski home at the end of the day. Sorry, no pets allowed. **\$45,000 + utilities.**



HEARTHSTONE • 3 BEDROOM, 3 BATH

Filled with unique stone and timber detailing inside and out, homes are spacious and truly designed to accommodate your entire family and guests comfortably. There is plenty of room around the dining table to enjoy a great dinner after a day on the slopes or links. Gas fireplaces warm each home and guests and owners can ice skate on the Common pond, stroll over to the Village shops and restaurants, or hit the slopes! A heated patio allow year round use of the swimming pool, outdoor sauna and hot tubs. **\$38,000.**



STYLES BROOK • 3 BEDROOM, 2.5 BATH

Shuttle to Stratton Mountain's slopes. Updated Kitchen and baths. Lovely furnishings. Sleeps 8. Close to Paddle Tennis Courts and walk to Stratton Sports Center. **\$21,000.**



VILLAGE WATCH • 3 BEDROOM, 3 BATH PARTIAL SEASONAL RENTAL

3 bedroom, 3 bath ski in and out home in convenient Village Watch neighborhood. Lease starts on January 4th and lasts until the end of the season. Easy access to Tamarack Lift and Stratton Mountain Resort Village. Comfortably sleeps 8. **\$30,000.**



HIGH MEADOW • 4 BEDROOM, 4 BATH

Spectacular living room with cathedral ceilings and a wall of glass facing Stratton's Trails. Gourmet kitchen with all high end appliances. Comfortable family/media room with separate office. This fine home has four bedroom - two are en suite and 2 share a bath. Presently all queen or king beds, but owner would exchange a set of twins for a queen. 2 car attached garage. This is a truly special home that has never been rented. **\$45,000.**



REAL ESTATE

FEATURED LISTINGS



Long Trail House



Situated in the park like setting of the Village Commons, these homes offer rich amenities and a close proximity to the Stratton Village restaurants, shops and lifts.



Just steps from the snow front, village shops and restaurants, Long Trail House is rich in amenities and home features. Heated underground parking is ideal for New England weather conditions. Long Trail House offers a variety of quality features and conveniences. The Hearth Room beckons with a wood burning fireplace and the sauna is perfect after a dip in the heated pool or hot tubs which are accessible year-round by a heated patio. Fully furnished, each home has a gas fireplace and air conditioning for year-round comfort. The seasonal concierge is available to assist owners and guests- a service unique to these Village homes. This is one of Stratton's most popular rental properties!



LONG TRAIL HOUSE 172

Come home to enjoy this two bedroom, two bath getaway. Catch the morning sun with views of ski trails from the deck. During the winter months, relax in the hot tub after a long day on the slopes. Fully furnished, this home has a gas fireplace and air conditioning for year round comfort. **Furnished, \$260,000.**



LONG TRAIL HOUSE 464

This one bedroom, one bath home has a top floor location with views to the mountain. The kitchen has been redone with a granite breakfast bar, news cabinets and appliances. With all the amenities Long Trail House has to offer including year round hot tub and pool, concierge service, sauna, underground parking garage and is just steps from Stratton's Village and base area. **Furnished \$225,000.**



LONG TRAIL HOUSE 235

This one bedroom, one bath home overlooks the Village Common location with views of the skating pond in the winter. With all the amenities Long Trail House has to offer including year round hot tub and pool, concierge service, sauna, underground parking garage and is just steps from Stratton's Village and base area. Great rental history. **Furnished \$225,000.**



LONG TRAIL HOUSE 457

Relaxing comes naturally in this nicely decorated two bedroom, two bath home with cathedral ceiling. Warm up to the fire after a long day on the slopes and enjoy views of the Commons park area. Just a short walk to the elevator. Excellent rental potential! **Furnished \$260,000.**



67 HIGH MEADOW ROAD

The High Meadow Road/Stone House Road neighborhood has some of Stratton's finest homes taking advantage of rare Golf Course frontage and stunning Stratton views. The owners just completed a spectacular total master bath/bedroom suite renovation and kitchen refresh. From the brick floored entry you see cathedral ceilings with vintage barn beam detailing, warm wood floors, and a multitude of custom windows showcasing the Stratton Mountain View. **\$1,850,000.**



SNOWBRIDGE 6A

Convenient Ski in/out location in one of Stratton's most prestigious communities. The original owner offers this impeccably maintained 4 bedroom, 3.5 bath townhouse with den, updated kitchen appliances and heated garage. The lovely Hickory floors blend with the timber frame of the cathedral ceiling living room to bring spaciousness and exceptional charm. Enjoy the massive stone fireplace or watch the skiers go under the "Bridge" from the living room. A truly wonderful opportunity to own your own piece of paradise at the year round Stratton Mountain Resort. **Furnished \$1,100,000.**



325 FORRESTER ROAD

Beautifully designed and meticulously crafted, this mountain home signifies the very best the area has to offer. Stylish and sophisticated, with timber frame and cathedral ceilings. Two wood burning fireplaces, enclosed spa room, three car garage. Estate lot with level yard, pond and views of nearby Stratton Mountain. 7 bed, 7 full 2 half bath. **\$2,900,000.**



9 STRATTON WEST ROAD

Original condo located on the Stratton Access Road. Upper two floors offer 3 Bedrooms, 2 baths, living room with fireplace and deck. Lower level is a two bedroom 1 bath unit with living area with efficiency kitchen. Live in one—rent the other or a have a spacious 5 bedroom, 3 bath condo. Great opportunity! **\$179,000.**



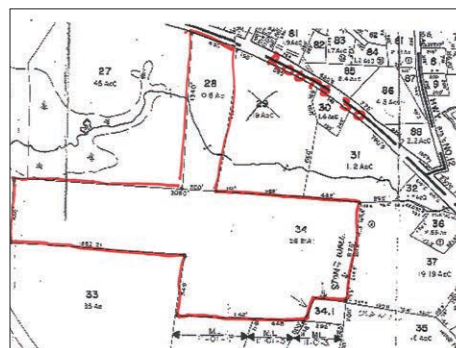
FAIRWAY MEADOW #1

Fairway Meadow's best end location! Spread out over 3100 sq ft there are 3 bedrooms, den, sun-room, four baths and a private one car garage. The open dining, living, kitchen and sunroom all enjoy a stone, wood burning fireplace. New kitchen with stone counters, upgraded baths, a/c and many more improvements. Master suite is complete with a loft sitting area and jacuzzi tub. A large recreation room with a second fireplace and two adjoining bedrooms is ideal for guests! **Furnished \$549,000.**



621 OLD RIDGE ROAD

Nestled into a very private nook in the High Meadow community sits this impeccably maintained residence. The main floor has an open living/dining area, with a floor-to ceiling fireplace, well equipped kitchen and a private master suite. The bedrooms are oversized, and the lower level great room is perfect for a large family gathering. There is a two car garage and a large wrap around deck. **Furnished \$699,000.**



55 VT RT 30

This 70 acre parcel of land is located conveniently right off route 30. It has the option for multiple building sites and excellent subdivision potential. Most building sites with excellent view potential! Very easy drive to Stratton. Unique opportunity to own a large parcel of untouched land so close to Stratton Mountain Resort! **\$200,000.**



HEARTHSTONE 434

Hearthstone Lodge 434 is up on Hearthstone's Summit level, at a corner location. Four spacious bedrooms plus a loft, four full baths, hardwood floors, cathedral ceiling with rustic wood posts and beams, gourmet kitchen with top of the line stainless steel appliances, and all granite countertops throughout. Beautiful floor to ceiling stone fireplace! Over 2600 square feet of exceptional living space! Designer furnished and strong history with Stratton's Premiere Properties' rental program. Outstanding, one of a kind home! **Furnished \$1,100,000.**



K
OBERTAL
Slope Side At The Tamarack Lift
 Obertal condominiums sit at the bottom of the Tamarack ski lift. Just a short walk to the lift and the slopes providing you with a great ski-on ski-off experience. Spacious living dining area!
1 bedroom + bunkroom, "E" cluster, \$190,000.
2 bedroom, 2 bath, furnished \$425,000.



N
SOLSTICE 43-A
 This 4 bedroom, 3.5 bath Solstice townhouse is located directly on the 91 ski trail; across from a tall stand of hardwoods and leading to the Big Ben ski trail. The current owners renovated/upgraded all the baths and the kitchen has unique counter-tops, glass tile backsplash and stainless appliances. The home has been carefully maintained and is ready for a new family. Two car garage. **\$1,100,000.**



D
CROWN POINT
Summer Pool, Winter Shuttle
 Crown Point offers easy access to all resort amenities, located next to the Fitness Center. Winter shuttle takes owners and guests to the ski lifts and Village. Spacious two and three bedroom floorplans.
4 Units available!
2 bedroom, 2 bath, starting at \$219,000.



P
STYLES BROOK
Summer Pool, Winter Shuttle
 The tri-level townhomes at Styles Brook give you the space you need for friends and family with the feeling of a private home. With the ease of the Stratton Shuttle, you can be on the slopes or in the Village in just a few minutes. Outdoor heated pool during the winter months.
3 bedroom, 2.5 bath, furnished. Starting at \$295,000.
4 bedroom + loft, 4 bath \$299,000.



N
SOLSTICE 76B
 This Solstice townhouse was chosen by the current owners for its elevated 76B location affording sweeping views and easy ski down to the Solstice trail ski access. Owner is an interior decorator so the property is both very comfortable and well appointed. A Stratton Mountain Club membership is available with the purchase of this property (+fees and dues). **Furnished \$1,150,000.**

STRATTON REAL ESTATE Visit us in the Village!



SERVICES

- 31 Adult Mountain Sports School 🐾
- 17 Base Lodge 🐾
- 18 Carlos Oris Clinic/Ski Patrol/First Aid
- 19 Chapel of the Snows
- 20 Childcare 🐾
- 23 Cliff Drysdale Tennis 🐾
- 8 Day Spa at Stratton Village 🐾
- 26 Experience Snowboarding & Board Rentals 🐾
- 22 Guest Services 🐾
- 21 Junior Mountain Sports School 🐾
- 32 Nordic Center 🐾
- 23 Stratton Fitness and Training Center 🐾
- 24 Stor-A-Ski

- 2 Stratton Foundation
- 14 Stratton Mountain Club (Private)
- 6 Stratton Owner Rental Management
- 6 Stratton Real Estate
- 27 Sun Bowl at Stratton
- 28 Village Ski Rentals 🐾
- 7 Welcome Center

VILLAGE SHOPS

- 9 Burton 🐾
- 5 Dashing Bear 🐾
- 29 Equipe Sport
- 1 First Run & The Boot Lab 🐾

- 2 HeadCase 🐾
- 5 Lolè 🐾
- 8 Mountain Sweets 🐾
- 4 The North Face Summit Shop 🐾
- 2 Stratton Clothing Co. 🐾
- 2 Stratton Magazine Pop Shop
- 10 Stratton Mountain Market
- 22 Stratton Sports 🐾
- 9 Syd & Dusty's 🐾
- 11 Von Bargaen's Fine Jewelry



L
RISING BEAR LODGE
Walk to Lifts, Pool and Hot Tub
 Generous living areas designed for skiing families are enhanced by lodge-inspired interior details. Underground heated parking. Walk to Village and ski lifts, year round pool! Private shuttle to Village and lifts.
3 bedroom, furnished \$498,500.
3 bedroom, furnished \$499,000.
4 bedrooms, furnished \$895,000.



C
HEARTHSTONE LODGE
Walk to Lifts, Pool and Hot Tub
 Modeled after the National Park Lodges of the west. Walk to the Village and lifts. Some of Stratton's nicest and more spacious condominiums. Rich detailing. Underground heated parking. Private shuttle to Village and lifts. Year round pool, hot tubs and sauna.
3 bedroom + loft, valley views, furnished \$845,000.



B
FOUNDER'S LODGE
Walk to Lifts, Hot Tub
 Setting the standard for Village commons properties with wood and stone construction and upgraded finishes in kitchens and baths. Walk to ski lifts and Village amenities. Private fitness center, oversized hot tub, underground heated parking.
2 bedroom, furnished starting at \$385,000.
3 bedroom, furnished \$620,000.

STRATTON NEIGHBORHOODS



RESTAURANTS & TAVERNS

- 8 Bar 802
- 12 Grizzly's 🐻
- 6 Fire Tower Restaurant & Tavern
- 11 Green Door Pub
- 3 Benidicts
- 30 The Mill House 🍷
- 11 Mulligans
- 11 Snowfish Sushi Room
- 10 Stratton Mountain Deli
- 15 Table 43.1 🍷
- 16 Verdé
- 32 Vermont Grilled Cheese
- 8 Village Pie
- 25 Waffle Cabin

LODGING PROPERTIES

- A Black Bear Lodge
- B Founders Lodge
- C Hearthstone Lodge
- D Crown Point
- E Landmark
- F Liftline Lodge
- G Long Trail House
- H Mountain Reach
- I Mountain Ridge
- J Mountain Watch
- K Obertal
- L Rising Bear Lodge
- M Slopeside at Stratton
- N Solstice
- O Stratton Springs
- P Stylesbrook
- Q Tamarack Heights
- R Treetop
- S Vantage Point
- T Village Watch
- U Fox Chapel/Village Chalet



LANDMARK
Front Row Ski Access!
The Stratton Village clock tower is located in the Landmark building. When ski access is first on your list, but a luxurious family friendly layout with a world class restaurant on the ground floor would be nice, Landmark is the place.
2 bedroom, furnished \$365,000.



MOUNTAIN REACH 9
Ski in and ski out as well as walk to the Village shops and restaurants! Two wood burning stone fireplaces. All new electrical and LED lighting, hickory hardwood flooring, extensive trimwork throughout, hand crafted custom built-ins, two built-in sound systems accompany the wide screen state-of-the-art smart TV's, all new plumbing fixtures, designer window treatments with cellular remote controlled shades, and more. Three bedrooms, including a private master suite and a family room. Exceptionally furnished! **\$1,325,000.**



VILLAGE CHALET 8
Walk to Lifts
This home has three bedrooms plus an enclosed loft (4th bedroom) and two and a half updated bathrooms. The kitchen is bright and offers easy access to the large dining table. It offers spacious open concept living with its cathedral ceilings and approximately 2,300 square feet throughout two levels. Entertaining friends and family is a pleasure while enjoying the wood burning fireplace during cold winter nights. There is a lovely deck for warm summer nights. **Furnished \$399,000.**



TREETOP 28B WINTERBERRY HEIGHTS
Lots of stone and wood enhanced by upgraded finishes like granite counters in the kitchen, cherry hardwood flooring, cherry hardwood cabinetry, rough sawn wood ceilings, and private hot tubs. Ski home, and conveniently ski out! With three bedrooms plus a loft, three full bathrooms, this home offers spacious, high-end living. **Furnished \$850,000.**



SOLSTICE 52-A
Ski in or out to this five bedroom four and one half bath townhome. Beautifully furnished, featuring a living area with cathedral ceilings and wood burning fireplace, family room with wet bar and fireplace, private patio with hot tub. Short walk to community pool and spa facility. An excellent value! **Furnished \$1,175,000.**



FOUNDERS 206
This two bedroom, three bath home offers quality mountain living at its best. The kitchen is equipped with granite countertops and alder wood cabinets and is open to the spacious living and dining areas. Enjoy mountain views from the outdoor deck during warm summer days or light the gas fireplace to take the chill out of cold winter nights. **Furnished \$575,000.**



VILLAGE WATCH/MOUNTAIN WATCH
Ski In-Ski Out, Village
These roomy condominiums are located in the perfect spot for families looking for ease of ski access (slope side next to the Tamarack Triple and Villager chairlifts) as well as being adjacent to Stratton's slope side Village.
3 bedroom, slope side, furnished \$429,000.
2 bedroom, 2 bath, furnished \$395,000.
2 bedroom + loft, 3 bath, furnished \$585,000.



FOUNDERS 302
This Founders Lodge Home is located in a nice desirable location enjoying views to the north. Founders Lodge offers true lodge like living with amenities including a fitness room, large outdoor hot tub, great room, underground parking and a shuttle to the slopes and Village. There are granite countertops, stainless appliances, air conditioning and an intimate floorplan; high end luxury living, this home has it all! **Furnished. \$385,000.**

SAVE THE DATE

Don't miss out on these exciting upcoming events!

INTERESTED IN ADVERTISING TO THE STRATTON HOMEOWNER COMMUNITY?

We are opening ad space for the winter season. Send your inquiries to kzwagerman@stratton.com.

September 3-4, 2017

LOLÉ LIVES OUT LOUD - A YOGA EVENT

Gather on top of Stratton Mountain's Summit Deck for beautiful scenery and a once in a lifetime practice with live music by local musicians. Each participant will receive a free Lolé mat, gift and \$15 gift certificate to the Lolé store!

Sunday, September 3

"I am Learning How to be a Flower" with Kaitlyn Zwagerman

Monday, September 4

"Form and Flow" with Paula Pelky

September 9, 2017

STRATTON GOLF - SEPTEMBER SCRAMBLER

Stratton Golf Course; 1-6pm

Come enjoy the Stratton Resort golf course with a four player scramble that includes both men's women's and mixed teams playing both handicap & non-handicap flights. \$80 per team of 4 with a 1 pm modified shotgun start. Call 802-297-4118 to reserve your spot.

September 29-30, 2017

VADA ANTIQUE SHOW

Main Base Lodge; 9am-2pm

Join us for the Vermont Antiques Dealer's Association annual Antique Show at Stratton Mountain. Find your next antique treasure while enjoying the scenic Green Mountains. Admission is \$10 per person.

October 7, 2017

STRATTON MAGAZINE'S HOME IMPROVEMENT EXPO

Main Base Lodge; 12-4pm

Who, What, and Wares. Home professionals from around the area will be on hand to advise and present the latest and greatest. Look for everything from landscaping to plumbing, interior design, and more.

October 7, 2017

HARVESTFEST & CHILI COOK-OFF

Main Base Area
Sample over 100 beers, ales, meads, lagers and ciders along with our Chili cook-off! Tickets available at guest services or at 1-800-STRATTON.

October 8, 2017

KELLER WILLIAMS' GRATEFUL GRASS

Main Base Tent; 2-7pm
The music of the Grateful Dead with a bluegrass twist will have you grooving at the base of Southern Vermont's tallest peak Sunday afternoon. Tickets \$25 in advance, \$30 at the door.

October 13-15, 2017

29 ZERO 29

Main Base Area

November 23, 2017

GOBBLE WOBBLE 5K

Courtyard & Main Base

November 24, 2017

TREE LIGHTING & VILLAGE OPEN HOUSE

Stratton Village & Shops



HANDY HOMEOWNER NUMBERS

EMERGENCY 911

Winhall POLICE

Stratton Security

Ski Patrol

Fire & Rescue Squad

802-297-2121

802-297-6149

802-297-4911

MEDICAL CENTERS

Stratton Urgent Care, Stratton

802-297-2300

MTN Valley Medical, Londonderry

802-824-6901

Northshire Medical, Manchester

802-362-4440

Poison Control Center

802-222-1222

PHARMACY

Green Mountain Pharmacy, Londonderry

802-824-3344

Rite-Aid Pharmacy, Manchester

802-362-2230

The Pharmacy Northshire, Manchester

802-362-0390

PETS

Green Mountain Vet Clinic, Manchester

802-362-2620

Aeolus Vet Hospital, Manchester

802-362-2241

Wagmore Kennel & Grooming, Bondville

802-856-7522

WEATHER

VT State Police Road Conditions Report

800-ICY-ROADS

SKI REPORTS

Stratton Mountain

802-297-4211

Viking Nordic Center, Londonderry

802-824-3933

Wild Wings Nordic Center, Peru

802-824-6793

MARKETS

Stratton Market & Deli, Stratton

802-856-7583

Winhall Market, Bondville

802-297-1933

7-Eleven, Liquor & Gasoline, Bondville

802-297-9352

Clark's IGA, Londonderry

802-824-3144

Shaws-Osco

802-362-4479

ACTIVITIES

Riley Rink Skating, Manchester

802-362-0150

STRATTON MOUNTAIN RESORT 800-STRATTON

WELCOME CENTER

802-297-2200

LOST AND FOUND

802-297-4058

RESERVATIONS Lodging/Rentals/Lessons

802-297-4347

HEALTH & FITNESS CENTER

802-297-4230

STRATTON MOUNTAIN CLUB

802-297-4036

STRATTON VILLAGE DAY SPA

802-297-4772

STRATTON GOLF COURSE

802-297-4118

STRATTON SNOW SPORTS SCHOOL

802-297-4071

NORDIC CENTER

802-297-4567

SKI SHOPS

First Run, Stratton

802-297-4321

The Dashing Bear, Stratton

802-297-4324

The North Face, Stratton

802-297-4450

The Burton Store, Stratton

802-297-4329

Headcase, Stratton

802-297-4327

Syd & Dustys, Stratton

802-297-4323

Equipe Sports, Stratton

802-297-3460

Equipe Sports, Rawsonville

802-297-2847

Norse House, Bondville

802-297-1755

The Starting Gate, Bondville

802-297-1213

Village Ski & Snowboard Rentals, Stratton

802-297-4099

VILLAGE SHOPS

Mountain Sweets

802-297-4566

Lole

802-297-5635

The North Face

802-297-4450

Stratton Clothing Co

802-297-4320

Von Bargens

802-297-1975

DINING OUT

Bar 802, Stratton

802-297-1800

Fire Tower Restaurant, Stratton

802-297-2000

Benidicts, Stratton

802-297-4377

Mulligans, Stratton

802-297-9293

Snowfish, Stratton

802-297-9707

Table 43.1, Stratton

802-297-6520

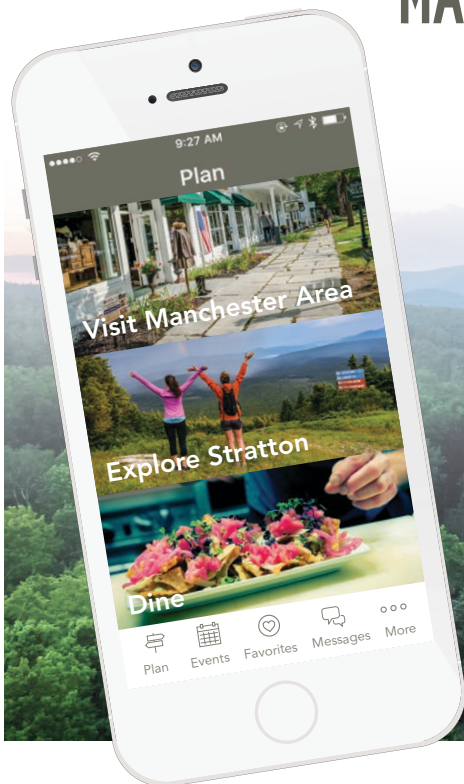
Verde, Stratton

802-297-9200

Village Pie, Stratton

802-297-1700

MANCHESTER AND THE MOUNTAINS at your fingertips!



THE STRATTON
AND MANCHESTER
AREA GUIDE APP

DOWNLOAD NOW!

