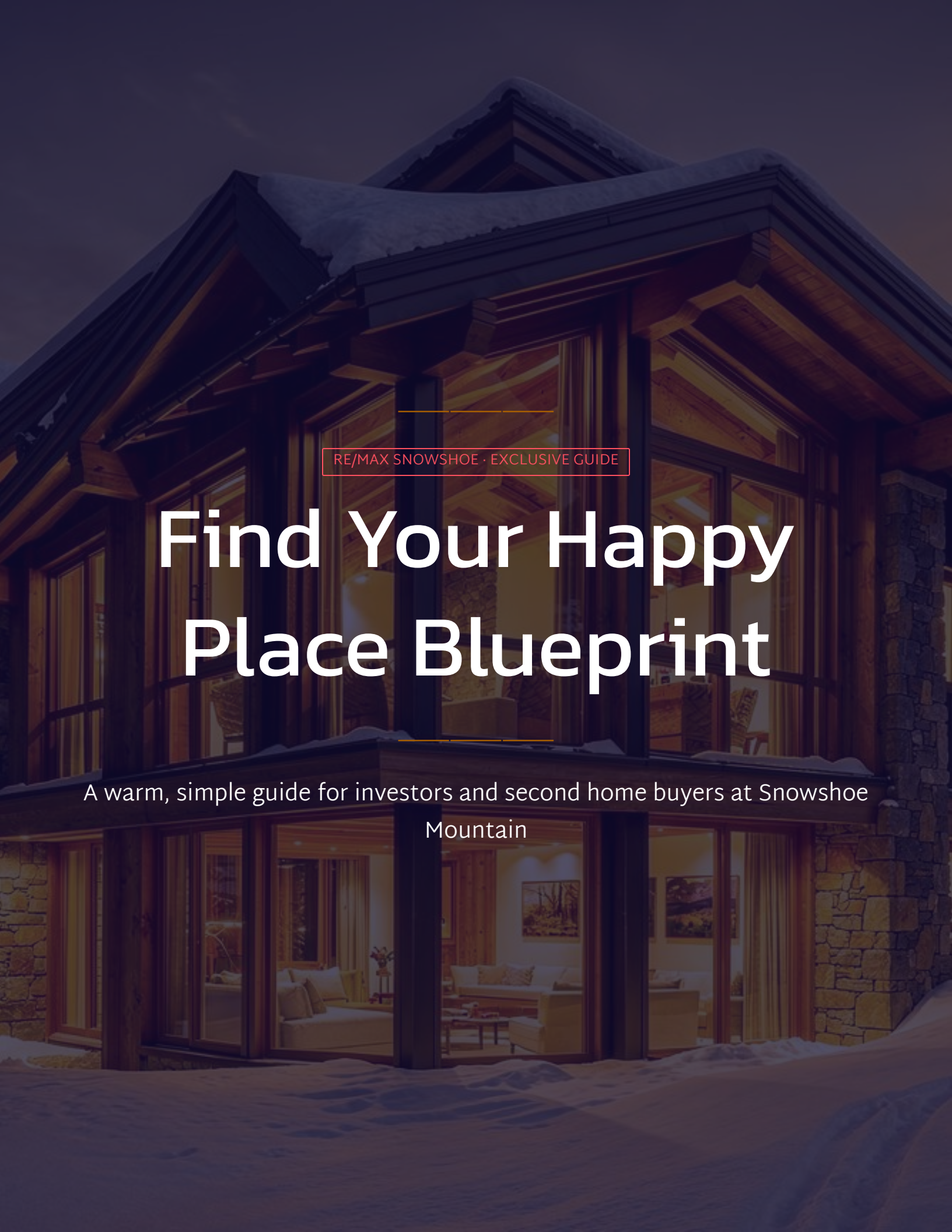




RE/MAX SNOWSHOE · EXCLUSIVE GUIDE

Find Your Happy Place Blueprint

A warm, simple guide for investors and second home buyers at Snowshoe
Mountain



Discover Your Perfect Snowshoe Neighborhood

Snowshoe Mountain offers 3 distinct areas, each with its own character and lifestyle appeal.

Village Energy

- Walkable convenience
- Vibrant dining, shopping, and nightlife right outside your door
- Perfect for those who crave activity and social connection

Silvercreek Comfort

- Family-friendly charm
- Mountain access and welcoming community feel
- Ideal for those seeking balance between activity and peace

Western Territory Serenity

- Peaceful luxury
- Expansive views and private, secluded settings
- Perfect for those who prefer peaceful solitude

❑ What is your personal vision? How do you want to spend your time? Do you crave activity and social connection? Do you prefer peaceful solitude? Do you want access to amenities like pools, fitness centers, and dining?

Ski-In Ski-Out or Not? What Fits Your Lifestyle

The Magic of Ski-In Ski-Out

There's something extraordinary about stepping out your door and onto the slopes. Ski-in ski-out properties offer unmatched convenience for families, a lifestyle that feels like a permanent vacation, and the ability to maximize your time on the mountain. You'll enjoy priority access to fresh powder, flexibility to ski multiple times daily, and the prestige of owning one of the resort's most coveted properties.



When Non-Ski-In Makes Sense:

- Better value for your investment
- More space and updated interiors
- Reliable shuttle system included
- Strong rental potential



Proximity and Resale:

- Ski-in ski-out holds value exceptionally well
- Well-located non-ski-in homes near amenities also perform strongly
- Location within the resort matters more than distance

Rental Performance: What Drives Success

Successful rental properties at Snowshoe attract guests year-round, not just during ski season. Summer and fall bring hikers, mountain bikers, and families seeking cool mountain retreats. Properties that appeal across seasons maximize occupancy and revenue.

Several key factors contribute to a property's success in the Snowshoe rental market:



Property Features

- Hot tubs and outdoor decks
- Fireplaces and cozy gathering spaces
- Game rooms and entertainment
- Modern, well-maintained decor
- High-quality furnishings



Location and Access

- Proximity to slopes and lifts
- Walking distance to dining and activities
- Easy parking and shuttle access
- Views and natural beauty
- Walkable to amenities



Management Quality

- Professional property management
- Seamless check-in/check-out
- Guest-ready year-round
- Responsive maintenance
- Competitive pricing strategy

Properties that excel in these areas tend to achieve higher occupancy rates and better returns on investment.



Understanding HOA Fees and Rules

What HOA Fees Cover

Homeowners association fees at Snowshoe typically cover exterior maintenance, snow removal, landscaping, insurance on common areas, and access to shared amenities like pools, fitness centers, and community spaces. Understanding what's included helps you budget accurately and appreciate the value you're receiving.

Three key points to consider:

1. Rental Restrictions
 - Verify limits on rental frequency
 - Check management approval requirements
 - Understand blackout dates or seasonal restrictions
 - Confirm compliance with HOA rental policies
2. Usage Guidelines
 - Noise policies and quiet hours
 - Parking regulations and guest limits
 - Pet policies and restrictions
 - Occupancy limits and family guidelines
3. Financial Health
 - Review reserve fund status
 - Check fee history and trends
 - Identify pending assessments
 - Understand long-term financial planning

What Holds Value at Snowshoe?

Understanding the key elements that contribute to property value is crucial for any investor or second home buyer at Snowshoe Mountain.



Quality and Updates

- Well-maintained homes with modern finishes command premium prices
- Updated kitchens and bathrooms are essential
- Energy-efficient systems reduce operating costs
- Quality construction withstands mountain conditions
- Professional maintenance history adds value



Prime Location

- Properties near slopes and lifts consistently outperform
- Proximity to dining, shopping, and activities matters
- Scenic views and natural beauty command premiums
- Walkability to amenities increases desirability
- Ski-in ski-out locations hold value exceptionally well



Resort Growth

- Continued investment in lifts and terrain expansion
- New lodging and dining options enhance the resort
- Improved infrastructure and services benefit all owners
- Growing reputation attracts more visitors year-round
- Long-term resort development supports property values

What to Avoid: Common Pitfalls and Red Flags

Hidden Cost Surprises

- Factor in HOA fees, property taxes, and insurance
- Budget for utilities and maintenance costs
- Understand deferred maintenance and repair needs
- Plan for seasonal expenses and upgrades
- Review all financial obligations before purchasing

Rental Restrictions

- Verify HOA rules on rental frequency
- Check management approval requirements
- Understand blackout dates and seasonal limits
- Confirm compliance with local regulations
- Review rental income potential realistically

Challenging Access

- Difficult winter access deters guests and owners
- Steep driveways create liability and maintenance issues
- Limited parking reduces rental appeal
- Poor shuttle access impacts convenience
- Consider accessibility for all seasons

Poor Condition or Layout

- Extensive renovations reduce profitability
- Awkward layouts limit rental appeal
- Outdated systems require costly upgrades
- Poor natural light affects desirability
- Structural issues are expensive to resolve

Your Buying Roadmap: Step-by-Step

Your journey to owning at Snowshoe begins with research and ends with keys in hand. Understanding each milestone helps you move forward with confidence and clarity. The process need not feel overwhelming when broken into manageable steps.

1

Step 1 – Research and Vision

Define your goals, explore neighborhoods, understand your budget and priorities

2

Step 2 – Financing Pre-Approval

Get pre-approved for a mortgage, understand your buying power, secure financing terms

3

Step 3 – Property Search

Work with a real estate agent, view properties, narrow down your favorites

4

Step 4 – Make an Offer

Submit a competitive offer, negotiate terms, reach agreement with seller

5

Step 5 – Inspection and Due Diligence

Conduct home inspection, review HOA documents, verify property condition

6

Step 6 – Closing and Ownership

Final walkthrough, sign closing documents, receive keys and take ownership

Essential Checklists for Every Stage

Navigating the various stages of property acquisition and rental preparation at Snowshoe can be complex. To ensure a smooth and successful process, we've compiled essential checklists covering key considerations from neighborhood evaluation to property inspection and rental readiness. Use these guides to stay organized and make informed decisions.

1

Neighborhood Comparison Checklist

- ☐ Proximity to slopes and lifts
- ☐ Access to dining and shopping
- ☐ Shuttle service availability
- ☐ Community atmosphere and vibe
- ☐ HOA fees and financial health
- ☐ Views and natural beauty
- ☐ Privacy and noise levels
- ☐ Walkability to amenities

2

Property Inspection Checklist

- ☐ Roof condition and age
- ☐ HVAC system functionality
- ☐ Plumbing and water systems
- ☐ Windows and doors
- ☐ Foundation and structural integrity
- ☐ Deck and exterior condition
- ☐ Appliances and systems
- ☐ Electrical systems and safety

3

Rental Readiness Checklist

- ☐ Guest amenities (hot tub, fireplace, game room)
- ☐ Management readiness and systems
- ☐ Professional standards and cleanliness
- ☐ Legal compliance and HOA approval
- ☐ Insurance and liability coverage
- ☐ Pricing strategy and market analysis
- ☐ Marketing and booking systems
- ☐ Seasonal maintenance planning

The Final Decision Worksheet

When you've narrowed your search to a few favorite properties, this simple framework helps you compare them side by side. List each property across the top and rate each factor below on a scale that makes sense to you. Balance emotional connection with practical considerations to make your best decision.

Factors to Rate	Property A	Property B	Property C
Location and Access (proximity to slopes, amenities, convenience)			
Condition and Updates (quality of construction, modern finishes, maintenance)			
Rental Potential (guest appeal, amenities, income projections)			
HOA Fees and Rules (costs, restrictions, financial health)			
Amenities and Features (hot tub, fireplace, views, outdoor space)			
Views and Setting (natural beauty, privacy, scenic appeal)			
Personal Connection (emotional appeal, lifestyle fit, dream factor)			
Long Term Value (appreciation potential, market trends, resort growth)			

"The right property feels right in both your heart and your head. Trust the process, weigh your priorities, and choose the home that will bring you joy for years to come."

Beyond the Purchase: Enjoying and Managing Your Snowshoe Home

Congratulations on your Snowshoe property. Now the real joy begins. Settling into your mountain retreat means personalizing the space with your favorite touches, stocking essentials, and creating rituals that make it truly yours.

1

Personal Use Planning

- Block dates early for your family's favorite seasons
- Plan activities and experiences you want to enjoy
- Create traditions and memories at your mountain home
- Invite friends and family to share the experience
- Balance personal use with rental income opportunities

2

Property Management Options

- Full-service property management handles everything
- Self-management gives you more control
- Hybrid approach combines both benefits
- Professional management maximizes rental returns
- Choose based on your time and involvement preferences

3

Community Connection

- Attend owner events and social gatherings
- Build relationships with neighbors and other owners
- Participate in community activities and initiatives
- Support local businesses and restaurants
- Become part of the Snowshoe family

Maximizing Rental Returns

01

Thoughtful management and guest communication

02

Competitive pricing based on market analysis

03

Seasonal refreshes and maintenance planning

04

Professional marketing and booking systems

05

Consistent quality and guest satisfaction



Your Happy Place Awaits

Owning at Snowshoe means embracing mountain living with clarity and peace of mind. You've explored neighborhoods, understood what drives value, learned to spot pitfalls, and mapped your buying journey. Armed with knowledge and thoughtful planning, you're ready to find your perfect mountain home.



Clear Vision

You understand your priorities, lifestyle preferences, and investment goals. You know what matters most to you and your family.



Expert Support

RE/MAX Snowshoe's experienced team is here to guide you through every step. We know the market, the properties, and the community.



Mountain Dreams

Your Snowshoe home awaits. A place for memories, adventure, relaxation, and joy. Your happy place is within reach.

"The journey from dreaming about mountain ownership to holding keys in your hand is filled with excitement and possibility. RE/MAX at Snowshoe supports you through every milestone."

[Explore Properties](#)[Contact Our Team](#)