



SNAKE RIVER SPORTING CLUB

WHERE BEAUTY RESIDES
AND DISCOVERY AWAITS.



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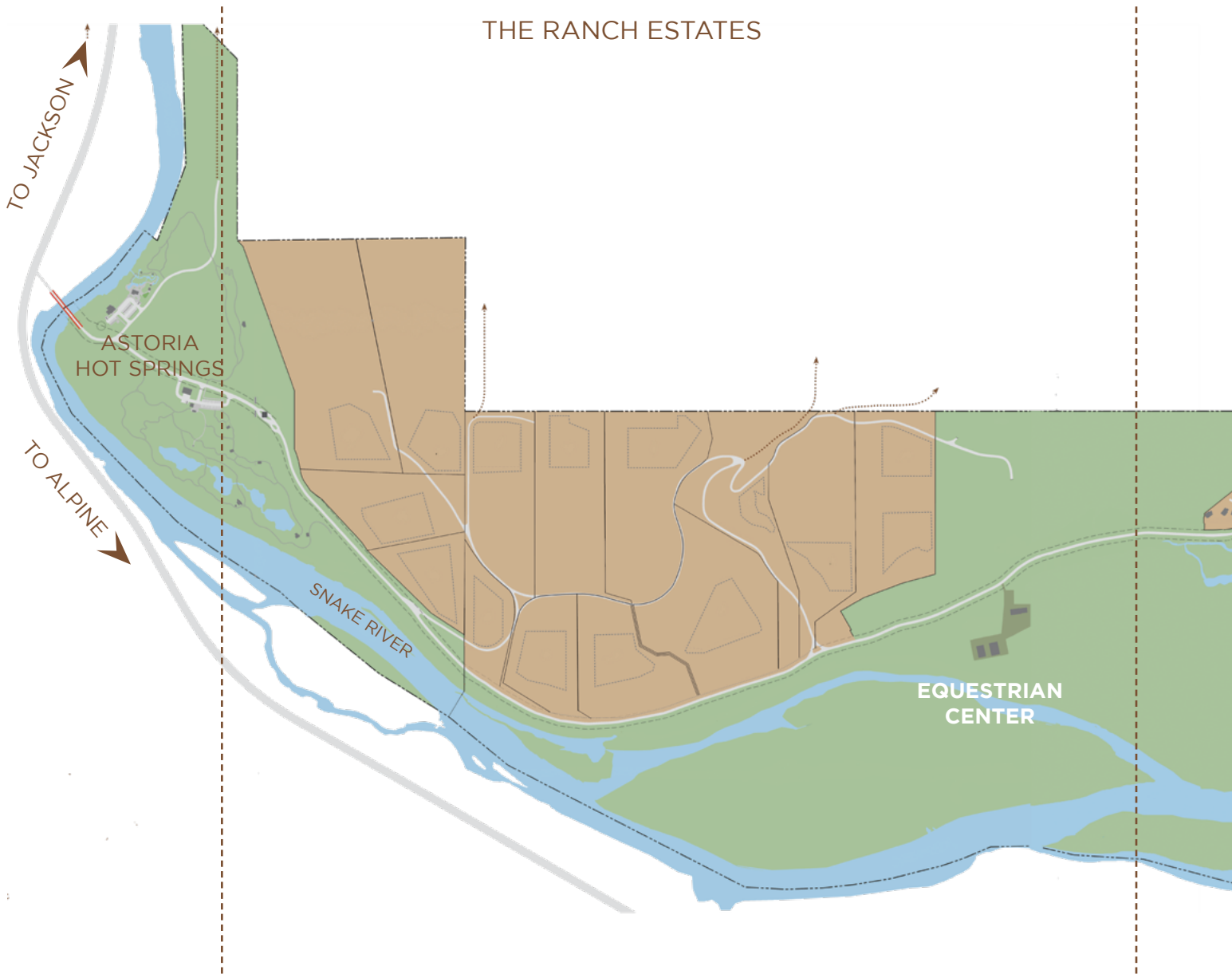
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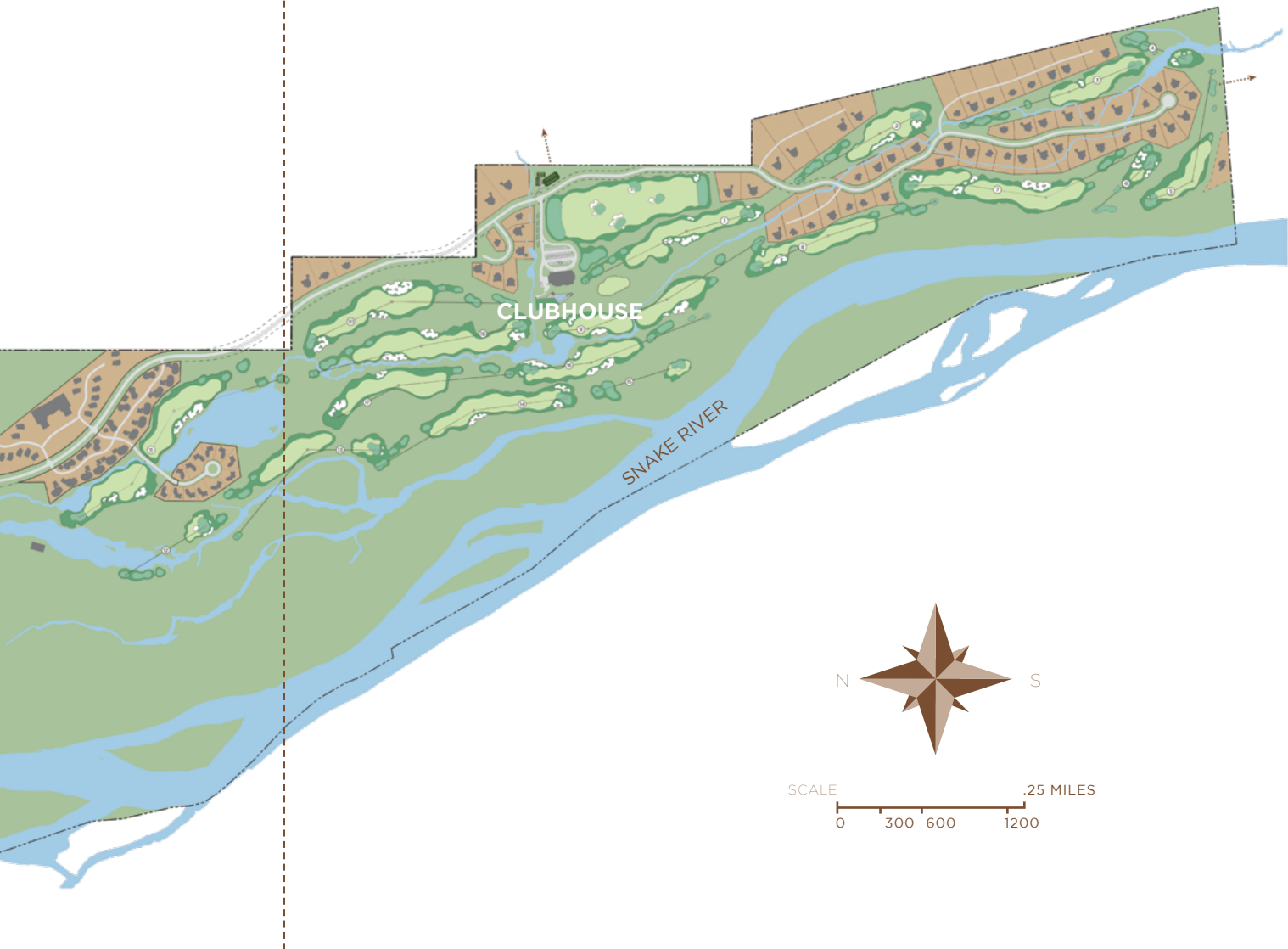
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PROPERTY MAP



THE LODGES

THE RESIDENCES



CLUB HIGHLIGHTS AND AMENITIES

Imagine the perfect day. It begins with sunlight slicing through the blinds and opens up into limitless blue skies. The mountain air is crisp; the grass still sparkling or snow glittering with winter's first light. The best part about today? You can make the most of it all from your own front door. From land to water to powder to the 3.5 million acres of protected land that enfolds Snake River Sporting Club in boundless wilderness, there are no way stations between you and discovery. All points begin here.



LAND ADVENTURES

Top Rated Wyoming Golf Course
Horseback Riding Trails & Access
Skeet Shooting Range
Mountain Biking Trails & Access
Hiking and Running Trails & Access
Tennis
Platform Tennis Courts
Archery Range
Health & Wellness Center
Frisbee Golf Course

WATER ADVENTURES

Private Snake River Fly Fishing Access
Snake River Whitewater Adventures
Kayaking Rentals
Paddleboarding Rentals
Recreational Beaver Pond
Infinity Edge Pool



AMENITIES & DINING

Members' Only Clubhouse
Outdoor Pursuits Barn
Resort Barn
Historic Settler's Cabin
Astoria Hot Springs Park
Fishing Cabin
Frontside Grill
Double Barrel Cantina
Riverview Restaurant

GUIDES & OUTFITTERS

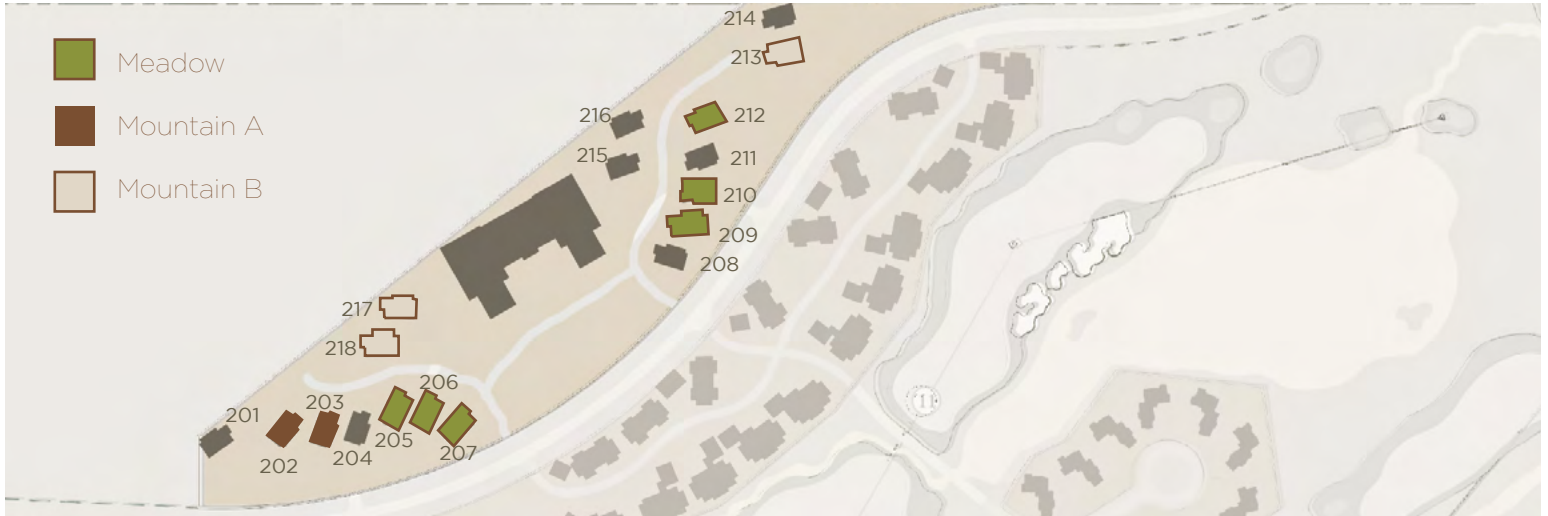
Equestrian Center
High Mountain Heli-Skiing
Trophy Mountain Outfitters
Kids' Camp
Concierge
Martin Creek Backcountry
Glamping Site

SNOW ADVENTURES

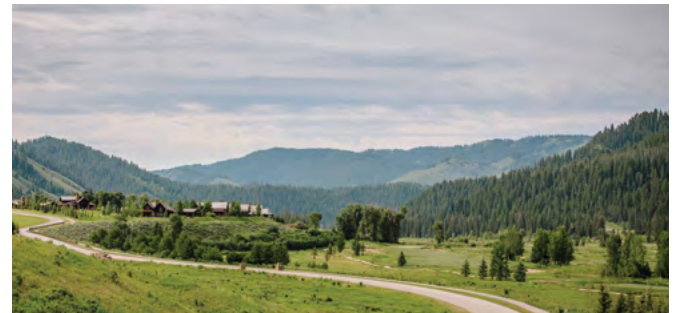
Jackson Hole Mountain Resort Shuttle
Black Tie Ski Rentals & Service
Cross Country Skiing Trails & Rental
Ice Skating Rink & Rental
Tubing Hill
Dog Sledding Adventures
Caldera House Partnership

THE LODGES - PHASE III

ELEVATED CABINS AND CONDOS FOR AN ELEVATED LIFESTYLE



The final phase in Snake River Sporting Club's resort-zoned properties, The Lodges, combines unequalled amenities and rental flexibility, with a bevy of real estate investment opportunities. Positioned at the heart of Snake River Sporting Club, Phase III offers unencumbered fairway views and pristine panoramas of the iconic Snake River Canyon, while providing homeowners with direct access to an all new Lodge and amenity facility. Comprised of contemporary mountain-modern cabins, and open-concept luxury lodge condominiums, The Lodges Phase III invites homeowners to take advantage of the best kept secret in Jackson Hole real estate.



View from the elevated shelf of the Lodge Cabins

AVAILABLE UNITS

Meadow Units Available
South Side 209, 210, 212
North Side 205, 206, 207

Mountain A Units Available
North Side 202, 203

Mountain B Units Available
South Side 213
North Side 217, 218

THE LODGES



Lodge Cabin exterior
& Lodge Condominium



THE LODGE CABINS - PHASE III

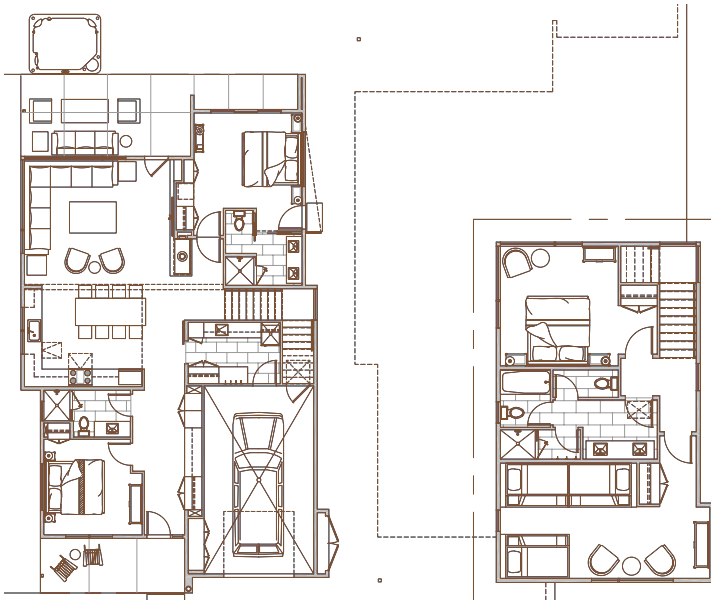
MOUNTAIN MODERN CABINS THAT COMPLIMENT AN ELEVATED LIFESTYLE



LODGE CABIN - MEADOW

2,383 SQ. FT, 4 BEDROOMS / 3 BATHS

The mountain modern Lodge Cabins at the Snake River Sporting Club are elevated properties overlooking the Snake River Canyon and backing up into Bridger-Teton National Forest; just moments from access to the river, the equestrian center, or the forest. The generous open floor plan provides the ideal canvas for entertaining a large family group or even a quiet couple vacation with a spacious dining room, living room and high-end kitchen. Just arrive and enjoy.



Ground Floor

2nd Floor

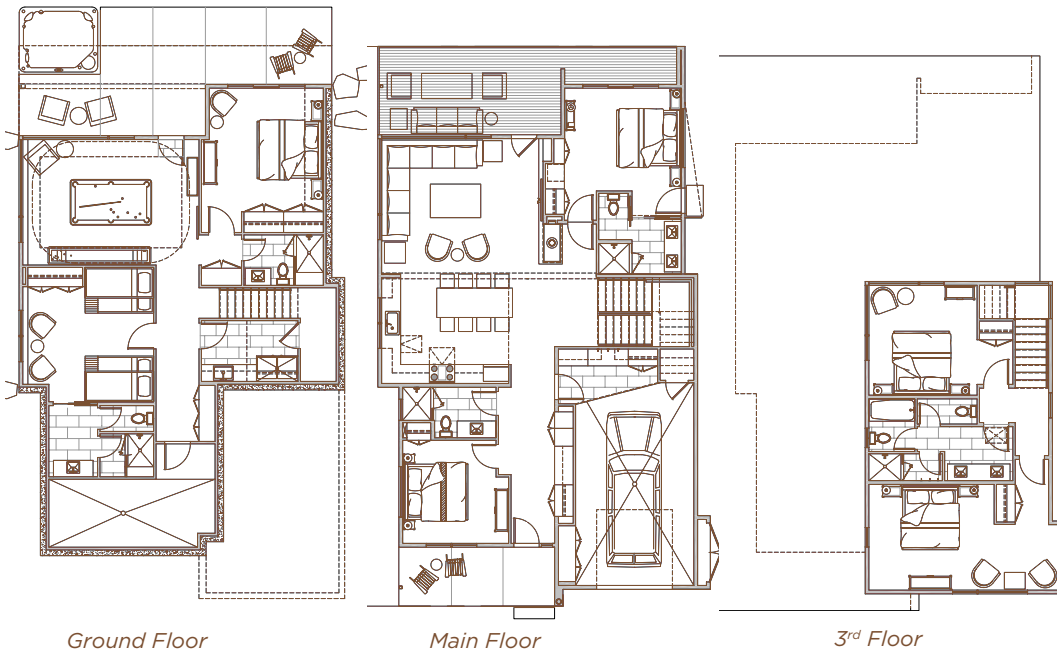
- Fully furnished by Restoration Hardware
- Nine (9) Meadow Lodge Cabins to be constructed
- 436 sq. ft. garage with Owner's Closet
- Open floor plan; ideal for entertaining
- Mountain modern construction
- Sweeping views of the Snake River Canyon and open pasture land
- Zoning in The Lodges allows for overnight rentals
- Turn key property management available by SRSC



LODGE CABIN - MOUNTAIN A

3,716 SQ. FT, 6 BEDROOMS / 5 BATHS

A more spacious version of the Meadow cabin easily accommodates a large family and guests throughout three levels. Enjoy expansive views of the wild Snake River canyon while being a short walk from the center of the Sporting Club facilities. Special zoning for the Lodge Cabins allows for vacation rental income, making the Mountain Lodge Cabin an ideal opportunity for those seeking adventure and a robust financial investment.



- Fully furnished by Restoration Hardware
- Nine (9) Mountain Lodge Cabins to be constructed
- 614 sq. ft. garage with Owner's Closet
- Open floor plan; ideal for entertaining
- Mountain modern construction
- Built into the hillside with an additional walkout floor
- Sweeping views of the Snake River Canyon and open pasture land
- Zoning in The Lodges allows for overnight rentals
- Turn key property management available by SRSC

THE LODGE CABINS - PHASE III

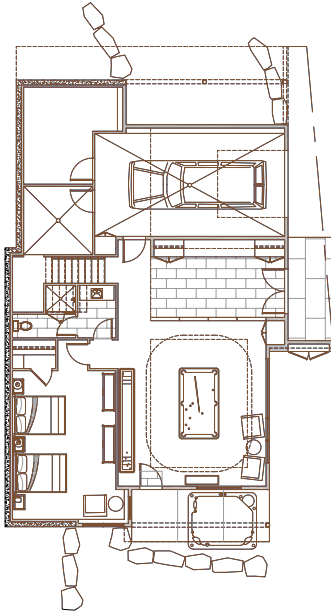
MOUNTAIN MODERN CABINS THAT COMPLIMENT AN ELEVATED LIFESTYLE



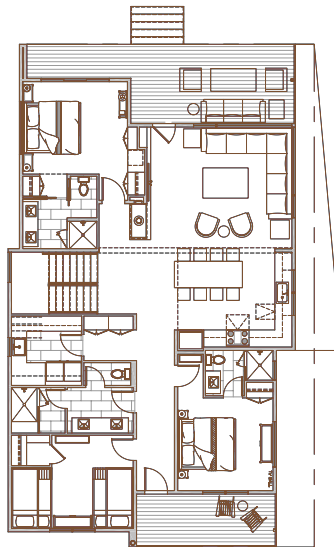
LODGE CABIN - MOUNTAIN B

3,716 SQ. FT, 6 BEDROOMS / 5 BATHS

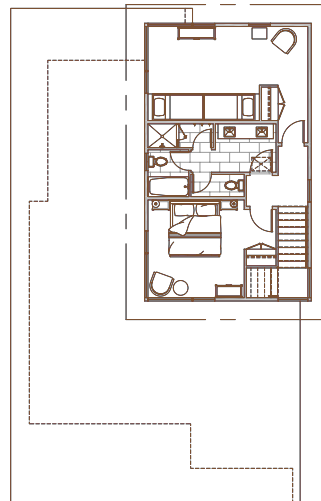
A variant of the Mountain A floor plan the Mountain B moves the garage to the ground level to create more living and sleeping space on the central level. A larger owner's closet and ground floor mudroom space further differentiate the Mountain B. Special zoning for the Lodge Cabins allows for vacation rental income, making the Mountain Lodge Cabin an ideal opportunity for those seeking adventure and a robust financial investment.



Ground Floor



Main Floor



3rd Floor

- Fully furnished by Restoration Hardware
- Nine (9) Mountain Lodge Cabins to be constructed
- 614 sq. ft. garage with Owner's Closet
- Open floor plan; ideal for entertaining
- Mountain modern construction
- Built into the hillside with an additional walkout floor
- Sweeping views of the Snake River Canyon and open pasture land
- Zoning in The Lodges allows for overnight rentals
- Turn key property management available by SRSC



Lodge Cabin Interior Rendering

LODGE CONDOMINIUMS - PHASE III

SEAMLESSLY BLENDING A ROBUST INVESTMENT WITH IDYLIC VACATION



LODGE CONDOMINIUMS

1,667 SQ FT 2 BED / 2 BATH

1,988 SQ FT 3 BED / 3 BATH

3,370 SQ FT 4 BED / 4 BATH

Enjoy stunning views from the rooftop patio, the convenience of an in-building restaurant and spa, and the ease of resort services and amenities. A modular and robust design maintains renting flexibility for maximum revenue between your visits.

- Fully furnished by Restoration Hardware & Truex
- 16 total Condominiums to be constructed
- Lock-off concept to increase rentability

- Located within multi-use, “clubhouse” style building that will include a gym, spa, and meeting facilities
- Laid out to maximize views of the Snake River Canyon and open pasture land
- Situated in the center of the development
- Zoning in The Lodges allows for overnight rentals
- Turn key property management available by SRSC



THE LODGES



THE LODGE HOTEL

THE HEART OF THE CLUB: LOUNGE, SPA, ROOFTOP FIRE PITS AND MORE



A WELCOMING EXTENSION TO YOUR HOME

SHARE THE LIFESTYLE

With fifteen convenient luxury suites there are fitting accommodations for you to share with family and friends the Snake River Sporting Club lifestyle.

IT'S ALL HERE

Dine in at the bar, work out in an expansive fitness center, share laughs in the game room, relax in the spa, or enjoy the stunning views from the rooftop deck. The Lodge Hotel has been meticulously designed to provide both intimate and communal spaces for work and play.





THE LODGES

LUXURY HOMES; EXTRAORDINARY RENTALS; ENDLESS OPPORTUNITIES



FAIRWAY LODGE



CADDIS LODGE





THE LODGES



The Lodges are for discerning homeowners seeking the rare harmony of place and lifestyle. Flexible, contemporary designs perfectly meld indigenous materials with elegant craftsmanship. Stay in your home whenever you wish – our on-site property managers can watch over your property when you're gone. Alternatively, open your home to guests and turn your sanctuary into something more. From here, the trail leads to endless possibilities.



THE LODGES

LUXURY HOMES; EXTRAORDINARY RENTALS; ENDLESS OPPORTUNITIES



CADDIS LODGE

3,734 SQ. FT, 4 BEDROOMS/4.5 BATHS

Located in the center of the development, yet facing out towards the horizon, the Caddis Lodges maximize views down the Snake River Canyon into lush stands of Cottonwood trees. Others rest harmoniously at the edge of the lake or adjacent to our Tom Weiskopf championship golf course. An open floor plan, steel Lodge-style beam work, modern plank flooring, and stone complete a contemporary palette that is still very much of the West.

- Short-term rentals; investment potential
- Property management services
- Two stories
- 2.5 car garage
- Fully furnished by Restoration Hardware
- Private landscape easements adjoining Trumpeter Pond, Golf Course or wetland buffer
- Access to Bridger-Teton National Forest and Snake River



Ground Floor



2nd Floor





FAIRWAY LODGE

2,626 SQ. FT, 4 BEDROOMS/4.5 BATHS

The Fairway Lodges provide the ideal canvas for a group stay at Snake River Sporting Club. Purposeful design choices center on an amply sized kitchen and great room for entertaining, while four equally spacious en suite bedrooms offer privacy for couples and family members. A clean design, natural materials, and outdoor living space come together here in a celebration of togetherness or cozy solitude. You simply decide how it will be.



- Short-term rentals; investment potential
- Property management services
- Fully furnished by Restoration Hardware
- 2 car garage
- All bedrooms en suite
- Adjacent to the Tom Weiskopf golf course, Beaver Pond and the bike path
- Access to Bridger-Teton National Forest and Snake River



THE LODGES

LUXURY HOMES; EXTRAORDINARY RENTALS; ENDLESS OPPORTUNITIES



CADDIS LODGE LOT 104

3,734 SQ. FT, 4 BEDROOMS/4.5 BATHS

PRICE UPON REQUEST

Located in the center of the development, yet facing out towards the horizon, the Caddis Lodges maximize views down the Snake River Canyon into lush stands of Cottonwood trees. Others rest harmoniously at the edge of the lake or adjacent to our Tom Weiskopf championship golf course. An open floor plan, steel Lodge-style beam work, modern plank flooring, and stone complete a contemporary palette that is still very much of the West.



Ground Floor



2nd Floor



- Short-term rentals; investment potential
- Property management services
- Two stories
- 2.5 car garage
- Fully furnished by Restoration Hardware
- Private landscape easements adjoining Trumpeter Pond, Golf Course or wetland buffer
- Access to Bridger-Teton National Forest and Snake River



THE LODGES

LUXURY HOMES; EXTRAORDINARY RENTALS; ENDLESS OPPORTUNITIES



LOT #9

2,626 SQ. FT, 4 BEDROOMS/4.5 BATHS

LIST PRICE: \$4.25M

The Fairway Lodges provide the ideal canvas for a group stay at Snake River Sporting Club. Purposeful design choices center on an amply sized kitchen and great room for entertaining, while four equally spacious en suite bedrooms offer privacy for couples and family members. A clean design, natural materials, and outdoor living space come together here in a celebration of togetherness or cozy solitude. You simply decide how it will be.



- Short-term rentals; investment potential
- Property management services
- Fully furnished by Restoration Hardware
- 2 car garage
- All bedrooms en suite
- Adjacent to the Tom Weiskopf golf course, Beaver Pond and the bike path
- Access to Bridger-Teton National Forest and Snake River



THE RESIDENCES

THE FULCRUM OF RECREATION; LUXURY AND WILDNESS





THE RESIDENCES

THE FULCRUM OF RECREATION; LUXURY AND WILDNESS

Nestled in the woods and tucked in around the fairways of Snake River Sporting Club. The Residences homes and home sites make the most of sunny mountain views and the peace of a developed residential community. Recreation here is twofold: natural exploration and all of the luxury amenities of the premier residential custom home development in Jackson Hole. Golf a round; fly fish on a golden afternoon; canter your horse through the pasture; set off on your skis. Build with beauty; embrace adventure.

- 1/2 to 2 acre home sites available
- Build a custom home or home/lot package option
- Floor area up to 5,500 sq. ft.
- Active community for permanent residents and second homeowners
- High-speed (gigabit) fiber optic connections
- All utilities via community utility system
- Direct access to Bridger-Teton National Forest, Tom Weiskopf Championship golf course, and Snake River

Learn more about property management about and how SRSC cares for your home on page 40.





CLUBHOUSE

SNAKE RIVER

THE RESIDENCES

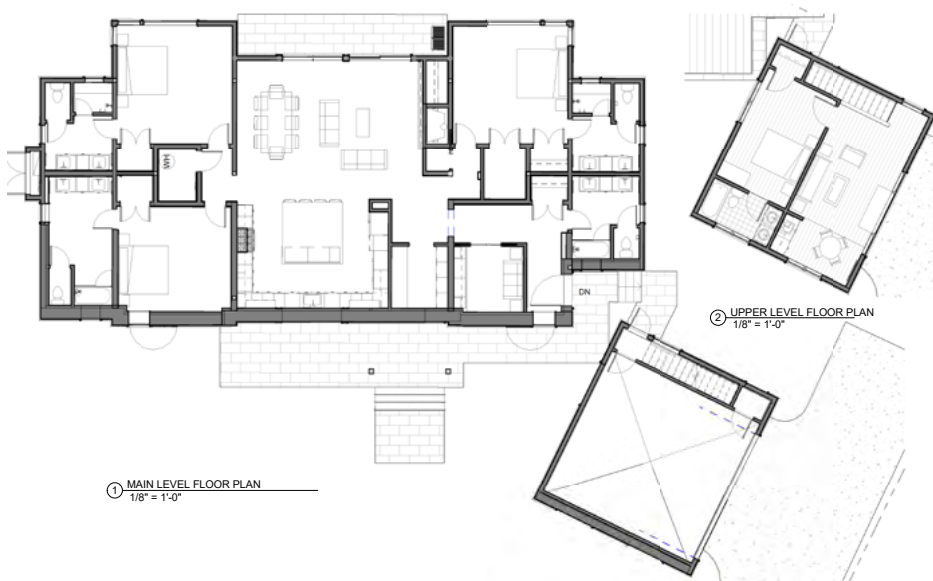
THE FULCRUM OF RECREATION; LUXURY AND WILDNESS



FAIRWAY CABIN LOT 59

3,200 SQ. FT, 4 BEDROOMS/4.5 BATHS

The Fairway Cabin provide the ideal canvas for a group stay at Snake River Sporting Club. Purposeful design choices center on an amply sized kitchen and great room for entertaining, while four equally spacious en suite bedrooms offer privacy for couples and family members. A clean design, natural materials, and outdoor living space come together here in a celebration of togetherness or cozy solitude. You simply decide how it will be.



- 3,200 total square feet
- 500 square foot 2 bay garage
- 700 square foot patio and hot tub area
- Single family residence
- All bedrooms on en suite
- Access to Bridger-Teton National Forest and Snake River



Representative Interior Finishes



Down Canyon View from Clubhouse

THE RESIDENCES

THE FULCRUM OF RECREATION; LUXURY AND WILDNESS

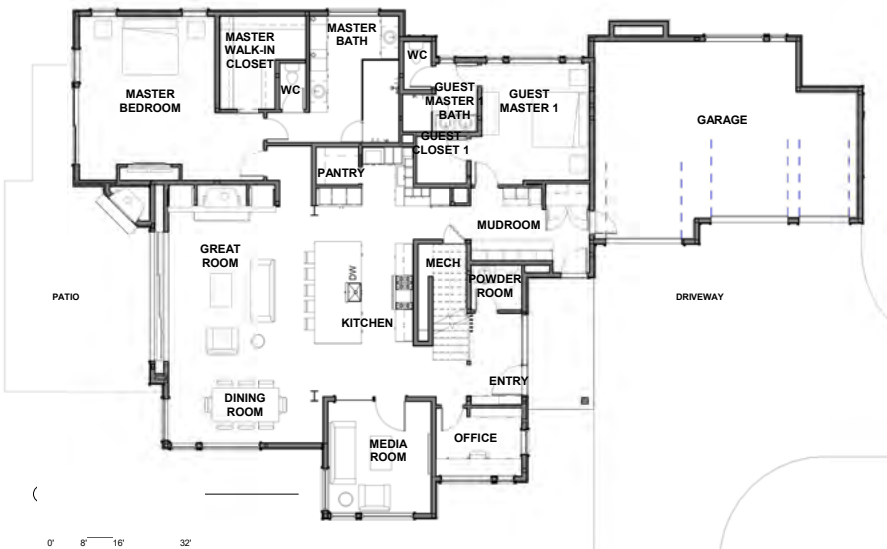


CUSTOM CADDIS CABIN LOT 15

4,032 SQ. FT, 4 BEDROOM/4.5 BATHROOM

PRICE UPON REQUEST

Sweeping Snake River Views greet you the moment you step inside this modern oasis ideally located on a large, elevated lot. This modern home boasts exquisite finishes, a thoughtful floorplan, and multi-level living. One of two parcels directly south of the driving range, this home is situated on the southern point, providing unobstructed views down the Snake River Canyon. Bedrooms on two levels provide sanctuary, while the center of the main floor offers a beautiful open space for gathering. The living room blends seamlessly out to the patio providing guests a peak of the river over the first hole of the golf course. The hidden gem is the elevated deck, providing breathtaking 180 degree views. Estimated completion is summer of 2023.



- 4,032 Square Feet
- 4 Bedroom / 4.5 Bathroom
- Enlarged Deck off Vista room
- Sweeping Snake River Views



Western View



Master View



THE RANCH ESTATES

WESTERN SOLITUDE; INDIVIDUAL HOMESTEADS





THE RANCH ESTATES

WESTERN SOLITUDE; INDIVIDUAL HOMESTEADS



View from the elevated
Ranch Estate lots
1, 2 and 3





THE RANCH ESTATES



An exclusive enclave in the middle of the Snake River ecosystem. The Ranch Estates are where a family legacy of riding, fishing, and exploring truly begins. While the journey is private, the views are expansive, as are the opportunities for the imagination. Whatever you can conjure, you can build: a complete family compound, an equestrian retreat, a house that grandly pays homage to the beauty of its backdrop abutting the national forest. Your Western heritage begins here.

- Up to 35 acre parcels
- Homes up to 10,000 sq. ft. (8,000 sq. ft. habitable)
- Guest houses (ARUs) allowed
- Electric power and fiber optic in place; potable water available
- Rural-zoning; select Resort-zoning
- Horses allowed
- Direct access to Bridger-Teton National Forest and the Snake River



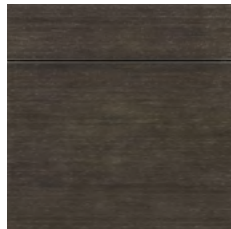
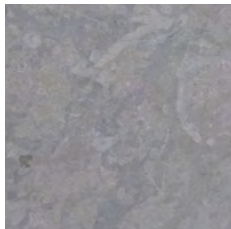
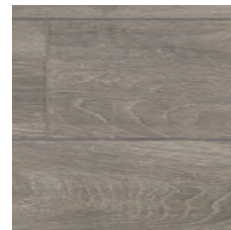
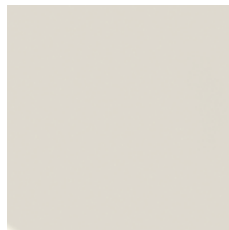
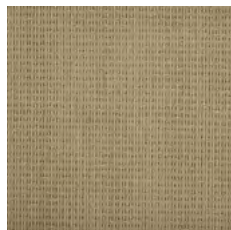
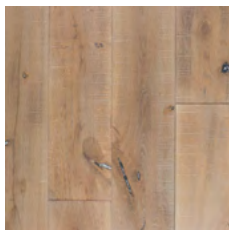
Removed from the bustle of town, Snake River Sporting Club has front row seats to seasonal elk migration and a stunning night sky.



MAKE IT YOUR OWN

BOLD FINISHING AND FURNITURE APPOINTMENTS

Building and finishing your mountain retreat is a formidable task. Our selection of refined mountain modern hardware and surface finishes ensure you'll love your space as much as you love your new home. Tap your inner designer and outfit each room with the perfect complimentary furniture selection, exclusively from Restoration Hardware.







REAL ESTATE SERVICES

PROPERTY MANAGEMENT SERVICES

Seamless. That's how it should feel owning property in Jackson Hole, and that's what our dedicated property management services offer to members and their guests. From monitoring snow levels in the quieter winter months to administering landscaping or perfectly choreographing your home so it's family-ready from the moment you return from elsewhere, our property management team is dedicated to taking this task off your list. We leave you to worry about really matters—your next day's adventure.

CARETAKING SERVICES

- Monitor home on a weekly basis
- Periodically check lights, light fixtures, and garage functionality
- Arrange for contractor visits to home
- Arrange shuttle service to/from airport
- Deliver packages to home
- Pre-arrival preparation



WEALTH AND TAX BENEFITS OF WYOMING

There are plenty of reasons to be thankful for owning a home in Jackson Hole, Wyoming: the mountains, the rivers, two national parks and three ski resorts, art galleries and restaurants, a charming Western-style downtown, and a close knit, philanthropic-minded and fun loving community. As enviable as our lifestyle is here, reality does intrude occasionally, as it will in mid-April when we pay our taxes. But even in that area, we as Wyoming residents are better off than most. After all, Wyoming has been cited by Bloomberg Wealth Management magazine as the most tax friendly state in the country. We can stretch our hard-earned dollars further, whether buying real estate, leaving property to your heirs or buying a new mountain bike.

- No tax on the sale of real estate
- No state income tax
- Dynasty Trusts
- No tax on out-of-state retirement income
- No state gift tax
- No inheritance or estate tax
- Low property taxes
- No excise taxes
- No tax on mineral ownership
- No intangible taxes







SNAKE RIVER SPORTING CLUB

WHERE BEAUTY RESIDES
AND DISCOVERY AWAITS.



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