

PARK PLAZA

Beaver Creek, CO



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Real Estate

LIVE
LOCAL.

PARK PLAZA

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CONCEPT

One tenth fee-simple ownership in a condominium entitling you to two fixed winter weeks (ski weeks) and three weeks or 21 days during the spring, summer and fall.

LOCATION

Just west of the Village Hall, bordered by Market Square, Hyatt Regency Beaver Creek and Creekside Park, and adjacent to chairlift 6 and 12.

DESIGN

36 luxury condominiums with full kitchen, Jacuzzi tubs, private balconies and covered parking. The building is a blend of European and Colorado styles with native stone, wood and tile.

FORM

There are 24 two-bedroom/two-bath units, 5 two-bedroom plus den/three-bath units, and 7 three-bedroom/three-bath units. Sizes range from 1300+/- to 2300+/- square feet.

AMENITIES

An indoor, glass enclosed swimming pool with sundeck, spa and sauna, steam and Jacuzzi are available. Also available are ski lockers, continental breakfast, daily housekeeping service and 24 hour front desk.

Association and Operating Fees 2014

2-Bedroom	2-Bedroom + den	3-Bedroom
\$3,500	\$4,230	\$4,550

Association and operating fees include; management, room amenities, utilities, general and administrative, common area, insurance, management fee, replacement reserve, Beaver Creek Resort Company taxes, Eagle County property taxes.

CONDOMINIUM INFORMATION

CONDOMINIUM UNIT AMENITIES

Full kitchens
Fireplace
Washer/Dryer
Cable TV
Jacuzzi
Balcony

2-BEDROOM CONFIGURATION

1 King with Jacuzzi tub
1 set of twin beds
1 Queen sofa/living room
2-Bathrooms

2-BEDROOM W/DEN ROOM CONFIGURATION

2 Kings w/2 Jacuzzi tubs
1 Set of twin beds/den
1 Queen sofa/living room
3-Bathrooms

3-BEDROOM CONFIGURATIONS

2 Kings w/2 Jacuzzi tubs
1 Set of twin beds
1 Queen sofa/living room
3-Bathrooms

PENTHOUSE CONDOMINIUM CONFIGURATION

3 Master bedrooms w/3 kings and 3 Jacuzzi tubs
1 Queen sofa/living room
4-Bathrooms

PARK PLAZA
ROOM SIZE AND SQUARE FOOTAGE

Unit	Bedrooms/Baths	Square Ft.
301	2/2	1,306
302	2/2	1,312
303	2/2	1,379
304	2/2	1,379
305	2/2	1,448
306	2-Den/3	1,846
307	2/2	1,355
308	2/2	1,326
309	2+Den/3	1,958
310	2/2	1,528
311	2/2	1,448
312	2/2	1,353
401	2/2	1,306
402	2/2	1,312
403	2/2	1,379
404	2/2	1,379
405	2/2	1,448
406	2+Den/3	1,846
407	2/2	1,355
408	2/2	1,326
409	2+Den/3	1,958
410	2/2	1,528
411	2/2	1,448
412	2/2	1,353
501	2/2	1,306
502	2/2	1,312
503	2/2	1,379
504	2/2	1,379
505	3/3	1,785
506	2+Den/3	1,846
507	3/3	1,791
508	3/3	1,874
509	3/3	2,306
510	3/3	1,871
511	3/3	1,785
512	3/3	1,706

FIXED WEEKS INTERVAL CALENDAR

Week	2011-2012	2012-2013	2013-2014	2014-2015	Week
29 30	Nov 26-Dec 3 Dec 3-10	Nov 24-Dec 1 Dec 1-8	Nov 23-30 Nov 30-Dec 7	Nov 22-29 Nov 29-Dec 6	29 30
31 32	Dec 10-17 Dec 17-24	Dec 8-15 Dec 5-22	Dec 7-14 Dec 14-21	Dec 6-13 Dec 13-20	31 32
33 34	Dec 24-31 Dec 31-Jan 7	Dec 22-29 Dec 29-Jan 5	Dec 21-28 Dec 28-Jan 4	Dec 20-27 Dec 27-Jan 3	33 34
35 36	Jan 7-14 Jan 14-21	Jan 5-12 Jan 12-19	Jan 4-11 Jan 11-18	Jan 3- 10 Jan 10-17	35 36
37 38	Jan 21-28 Jan 28-Feb 4	Jan 19-26 Jan 26-Feb 2	Jan 18-25 Jan 25-Feb 1	Jan 17-24 Jan 24-31	37 38
39 40	Feb 4-11 Feb 11-18	Feb 2-9 Feb 9-16	Feb 1-8 Feb 8-15	Jan 31-Feb 7 Feb 7-14	39 40
41 42	Feb 18-25 Feb 25-Mar 3	Feb 16-23 Feb 23-Mar 2	Feb 15-22 Feb 22-Mar 1	Feb 14-21 Feb 21-28	41 42
43 44	Mar 3-10 Mar 10-17	Mar 2-9 Mar 9-16	Mar 1-8 Mar 8-15	Feb 28-Mar 7 Mar 7-14	43 44
45 46	Mar 17-24 Mar 24-31	Mar 16-23 Mar 23-30	Mar 15-22 Mar 22-29	Mar 14-21 Mar 21-28	45 46
47 48	Mar 31-Apr 7 Apr 7-14	Mar 30-Apr 6 Apr 6-13	Mar 29-Apr 5 Apr 5-12	Mar 28-Apr 4 Apr 4-11	47 48
Week	2011-2012	2012-2013	2013-2014	2014-2015	Week

Park Plaza Condominium Association
 Winter Nightly Room Rates
 2012-2013

Room Type	Two Bedroom	Two Bedroom w/Den	Three Bedroom	Penthouse
Standard Occupancy	4	6	6	6
Maximum Occupancy	6	8	8	8
Value Season 11/20-12/21/2012	\$600	\$700	\$800	\$850
Holiday Season 12/22-1/2/2013	\$1,600	\$2,300	\$2,500	\$2,800
Value Season 1/3-2/15/2013	\$800	\$900	\$1,000	\$1,200
President's Week 2/16-2/22/2013	\$1,100	\$1,300	\$1,500	\$1,800
Regular Season 2/23-4/13/2013	\$1,000	\$1,200	\$1,400	\$1,600
Value Season 4/14-5/12/2013	\$700	\$800	\$900	\$1,000
Summer Season 5/13-10/3/2013	\$400	\$450	\$500	\$550
Fall Season 10/4-11/19/2013	\$300	\$350	\$375	\$400

Please note that prices are subject to change and availability is not guaranteed.

CANCELLATION POLICIES

WINTER SEASON

A deposit of 25% of the total cost of the room rental will be due within 10 days of the verbal booking. Final payment is due 30 days prior to arrival. If the deposit is not received, the reservation will be cancelled without notice.

Cancellations occurring 75 days prior to the scheduled arrival date are subject to a cancellation fee of \$250 per reservation. Cancellations occurring between 75 and 31 days prior to the scheduled arrival date will result in forfeiture of the 25% deposit. Reservations cancelled within 31 days of the scheduled arrival date will be subject to forfeiture of entire reservation cost.

CHRISTMAS HOLIDAY SEASON

A deposit of 25% of total cost of room rental will be due within 10 days of the verbal booking. If the deposit is not received, the reservation will be cancelled without notice.

Full payment for the reservation is due by October 15, 2011. Cancellation prior to October 15, 2011 will result in forfeiture of the 25% deposit. All monies paid will be forfeited for cancellations on or after October 15, 2011.

SUMMER SEASON

A deposit of 25% of the total cost of the room rental will be due within 10 days of the verbal booking. Final payment is due 30 days prior to arrival. If the deposit is not received, the reservation will be cancelled without notice.

Cancellations occurring 75 days prior to the scheduled arrival date are subject to a cancellation fee of \$250 per reservation. Cancellations occurring between 74 and 31 days prior to the scheduled arrival date will result in forfeiture of the 25% deposit. Reservations cancelled within 31 days of the scheduled arrival date will be subject to forfeiture of entire reservation cost.

GROUP POLICIES MAY VARY

ALL RESERVATIONS REQUIRE A CREDIT CARD GUARANTEE

REFUNDS ARE AT THE DISCRETION OF THE MANAGEMENT

NO PETS ARE ALLOWED IN BEAVER CREEK

CHECK IN TIME 4PM CHECK OUT TIME 10AM

LATE CHECK OUT TIME CANNOT BE ACCOMMODATED

