



CONSTELLATION RESIDENCES at NORTHSTAR

LAKE TAHOE'S ONLY TRULY **SKI-IN/SKI-OUT** MID MOUNTAIN RESORT **RESIDENCES**

NOW SELLING FULL OWNERSHIP

Constellation Residences at Northstar is a boutique collection of only 17 mid-mountain resort residences offering exceptional amenities and services. The mid-mountain slope-side location offers true verticle click-n-go access to one of America's pre-eminent ski resorts. This is simply vacation home ownership at it's finest. Once you arrive at Constellation Residences at Northstar, just hand your vehicle, gear & bags over to the friendly valet, and from that moment, the precious time you spend with family and friends will be hassle-free and nothing but pure enjoyment.

These luxuriously appointed, fully-furnished two-, three- and four-bedroom mountain residences were built by The Ritz-Carlton Development Company, Inc. in 2009 and are now available for sale by JMA Ventures, LLC, as full ownership private residences, for the first time since their completion.

- Offering the benefits of full-ownership with all the services and amenities of a 5-star resort, Constellation Residences at Northstar provides an ideal four-season, turn-key vacation home experience in one of the most sought-after destinations in the country. Use your home anytime or rent it out when you're not...the option is yours!
- Constellation Residences at Northstar feature direct ski-in/ski-out access to 3,100 acres of skiing at Northstar California, with a private mountain valet and ski concierge to assist in getting you on and off the mountain quickly and effortlessly.
- Owners enjoy direct connected access to the Ritz-Carlton Lake Tahoe Hotel's amenities - including Manzanita, the resort's signature restaurant, a 17,000 square foot spa and fitness center, Ritz ski valet, Ritz kids programs, mountain-side heated swimming pool, fire pit, and hot tubs, and, access to the Village at Northstar via a direct-access gondola...just steps from the front door!
- Each residence is equipped with superior features such as Viking Professional appliances and wine refrigerator, LCD televisions and Direct TV, wireless internet, in-home washer/dryers, and central heating and air conditioning.
- Beautifully furnished master bedrooms have their own private bath suites (complete with heated Italian marble floors, jetted tub, separate shower, dual wash basins, and walk-in wardrobe). Additional guest bedrooms and baths are spacious and inviting. Along with pull out couches, these homes have plenty of room for the family...and the occasional extra guest.

Scott C. Kennedy
Sierra-Tahoe Realty, Inc.
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Contact me now so I may register you on the Priority List and get information to you before these residences are released to the general public in February. I am also pleased to schedule a private tour for you.

Sales Gallery is located adjacent to The Ritz Carlton Lake Tahoe, at the top of The Highlands Gondola.

13051 Ritz Carlton Highlands Drive
Truckee, CA 96161



A **JMA** Property

This advertisement does not constitute an offer to sell real property. This information is provided in this advertisement is strictly for informational purposes and shall not be construed as an offer in California or any other jurisdictions where prior registration or other advance qualification of real property is required. This is not an offer to property to, or a solicitation of offers from, residents of any other state that requires prior registration or qualification of real estate. Prices are subject to change without notice. Obtain the Property Report or its equivalent, required by Federal and State law and read it before signing anything. No Federal or State agency has judged the merits or value, if any, of this property.

Priced from the low \$900,000's to the low \$2,000,000 range, there's no reason to wait any longer for the perfect mountain get-away.



Lake Tahoe's Only Truly Ski-In Ski-Out Mid Mountain Residences

Constellation at Northstar is a boutique collection of mid-mountain residences offering unparalleled amenities and services. A sky-bridge connects the fully-furnished mountainside homes to the Ritz-Carlton, providing direct access to the family friendly hotel amenities, including swimming pool and hot tubs, renowned spa, exercise facility, ski valet, kids program, and gondola access to the Village at Northstar. The mountain views and slope-side location are unparalleled!

These luxuriously appointed, fully-furnished two-, three- and four-bedroom mountain residences were built by The Ritz-Carlton Development Company, Inc. in 2009 and are now available for sale as full ownership private residences for the first time since their completion.

FLOOR PLAN	S.F. SIZE RANGES	PRICE RANGES	ESTIMATED MONTHLY HOA
Two Bedroom	1,454	\$925,000 - \$1,250,000	\$2,375
Two Bedroom + Den	1,878	\$1,350,000 - \$1,500,000	\$2,500
Three Bedroom	1,868 - 1,878	\$1,350,000 - \$1,500,000	\$2,550
Four Bedroom	2,395 - 2,416	\$1,800,000 - \$2,300,000	\$2,625

- Please note that Price Ranges are estimates and subject to change without prior notice

MONTHLY HOA's INCLUDE:

All Private and Public Parking Utilities
 Valet Parking
 Public Area Housekeeping/Maintenance
 Private Fitness Center
 End-of-Stay Housekeeping

Ski Concierge
 House Car
 Bellman Service
 Ritz-Carlton Fitness Center w/ Classes
 Gondola Access

Cable TV
 High-Speed Internet Access
 Ritz-Carlton Heated Pool & Hot Tub Access
 Ritz-Carlton Spa Membership
 Resort Charge Capability

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Wood Floors in Living Areas & Custom Designed Furnishings
Gas Fireplace, G.E. stacking laundry



Spacious kitchens with granite counters and backsplash
Viking Professional Appliances, including wine refrigerator



Comfortable furnishings, linens and spacious living areas
Plentiful large windows to let the natural light in and enjoy the views



Luxurious baths with granite and marble counters and floors
Dual sinks, Jetted Tub, and walk-in shower in master baths

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2 Bedroom Mountain, 2.5 Bath

1,454 s.f.



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2 Bedroom + Den, 2.5 Bath

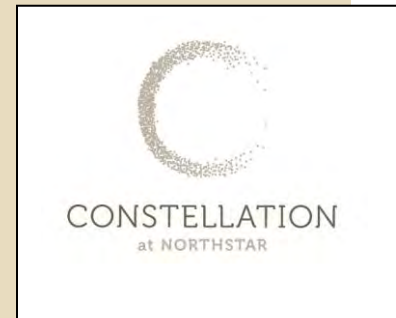
1,878 s.f.



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3 Bedroom Mountain, 3.5 Bath

1,868 s.f.



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4 Bedroom Panorama, 4.5 Bath

2,395 s.f.



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