

Fulfill Your Dream

Affordable Cabins in the Colorado Rockies



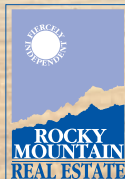
Wherever you are right now
stop, breathe deeply and remember:

- Colorado Blue Skies
- Clear, Fast-Running Streams
- Gold Medal Trophy Fishing
- The Sweet Scent of Pine Trees

Three Rivers Resort



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www.3RiversResort.com



Three Rivers Resort

"The Gateway to Taylor Canyon"
P.O. Box 339 • Almont, CO 81210
www.3RiversResort.com

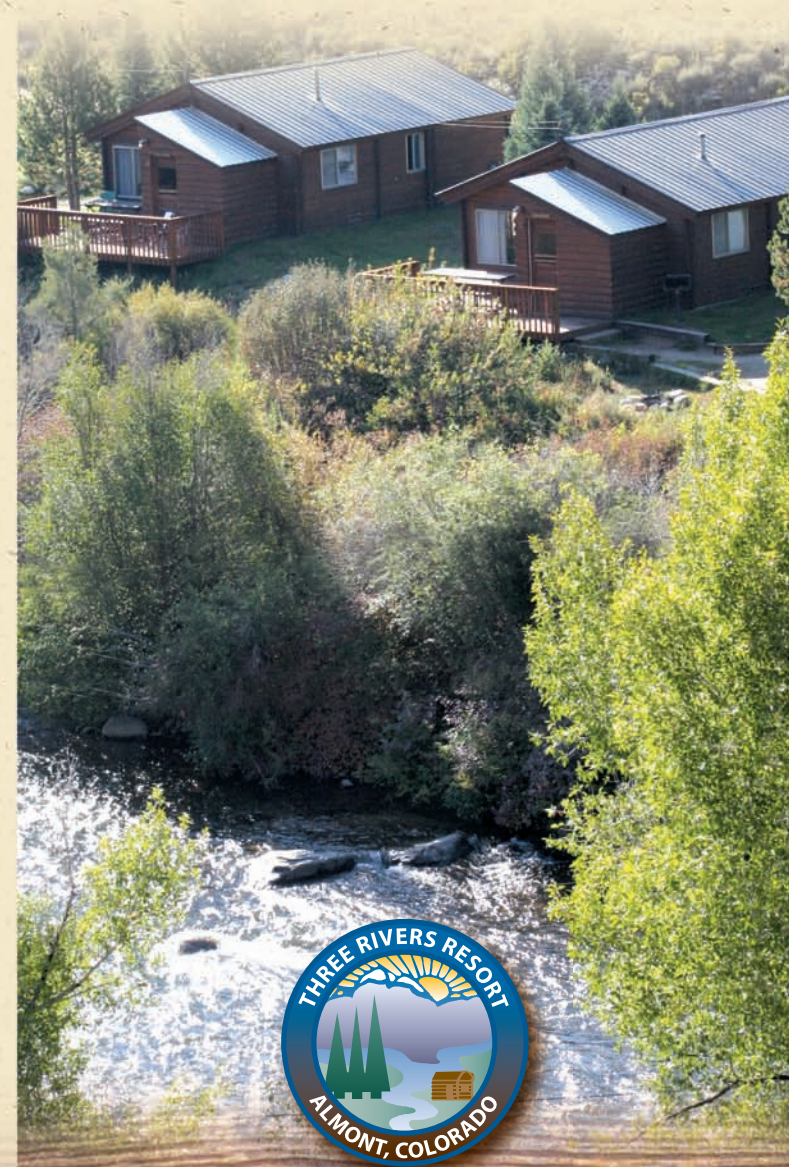


Bulk Rate
U.S. Postage
PAID
Gunnison
CO
Permit No. 24

Cabins for Sale!

Three Rivers Resort

"The Gateway to Taylor Canyon"



**Make Your Dreams
Come True!**

Area Features

- ❖ In the heart of the Rockies, located just north of Gunnison and a short drive to Crested Butte and the Mt. Crested Butte Ski Area!
- ❖ Surrounded by National Forest with every outdoor activity imaginable!
- ❖ Explore the wilds, the mining and ghost towns.
- ❖ Breathtaking wildflowers in Colorado's Wildflower Capitol.
- ❖ Take in the special festivals of Crested Butte and Gunnison.
- ❖ Two reservoirs within 30 minutes with swimming, beaches, boating and watersports.
- ❖ Located on West Elk Scenic Drive Loop.
- ❖ Walk to gold medal fishing on the Taylor, East and Gunnison rivers.



A Dream Come True!



Year after year, visitors return to stay at Three Rivers Resort. It's a very difficult place to forget.

Many who have visited, dream of a cabin on the river in the Rockies. You may be one of those people.

A timely response will give you the advantage on pricing and selection.

Also visit us at:
www.3RiversResort.com

Resort Amenities

- ❖ General Store with Groceries, Gifts and Sundries
- ❖ Orvis Endorsed Fly Shop and Guide Service
- ❖ Private Fishing on The Taylor River
- ❖ Paddle Shop
- ❖ Seasonal Restaurant
- ❖ On-site Guided Raft Trips
- ❖ Activity Concierge: Jeep Rentals, Horseback Rides and More



- ❖ ATV and 4WD access
- ❖ Boutique shopping in Crested Butte and Gunnison
- ❖ National Historic District in Crested Butte
- ❖ Two golf courses within 20 minutes including a Robert Trent Jones course!

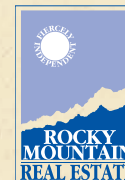


OTHER REASONS TO OWN:

- Fee Simple Ownership
- Protective Covenants
- Year-Round Use
- Resort and Rental Management



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- ❖ Hot Tubs
- ❖ On-site Laundry
- ❖ Volleyball, Horseshoes, Basketball and Tennis Court
- ❖ Kids Playground
- ❖ Outdoor BBQ for You and Your Guests
- ❖ Storage Units and Garages
- ❖ Outdoor Pavillion
- ❖ Dance Hall