



STOWEFLAKE

MOUNTAIN RESORT & SPA

1746 Mountain Road
Stowe, VT 05672

LIVE AUCTION: FRIDAY, OCTOBER 17 AT 11AM

Foreclosure Auction Presented By



THOMAS HIRCHAK
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Stoweflake Mountain Resort & Spa Foreclosure Real Estate Auction



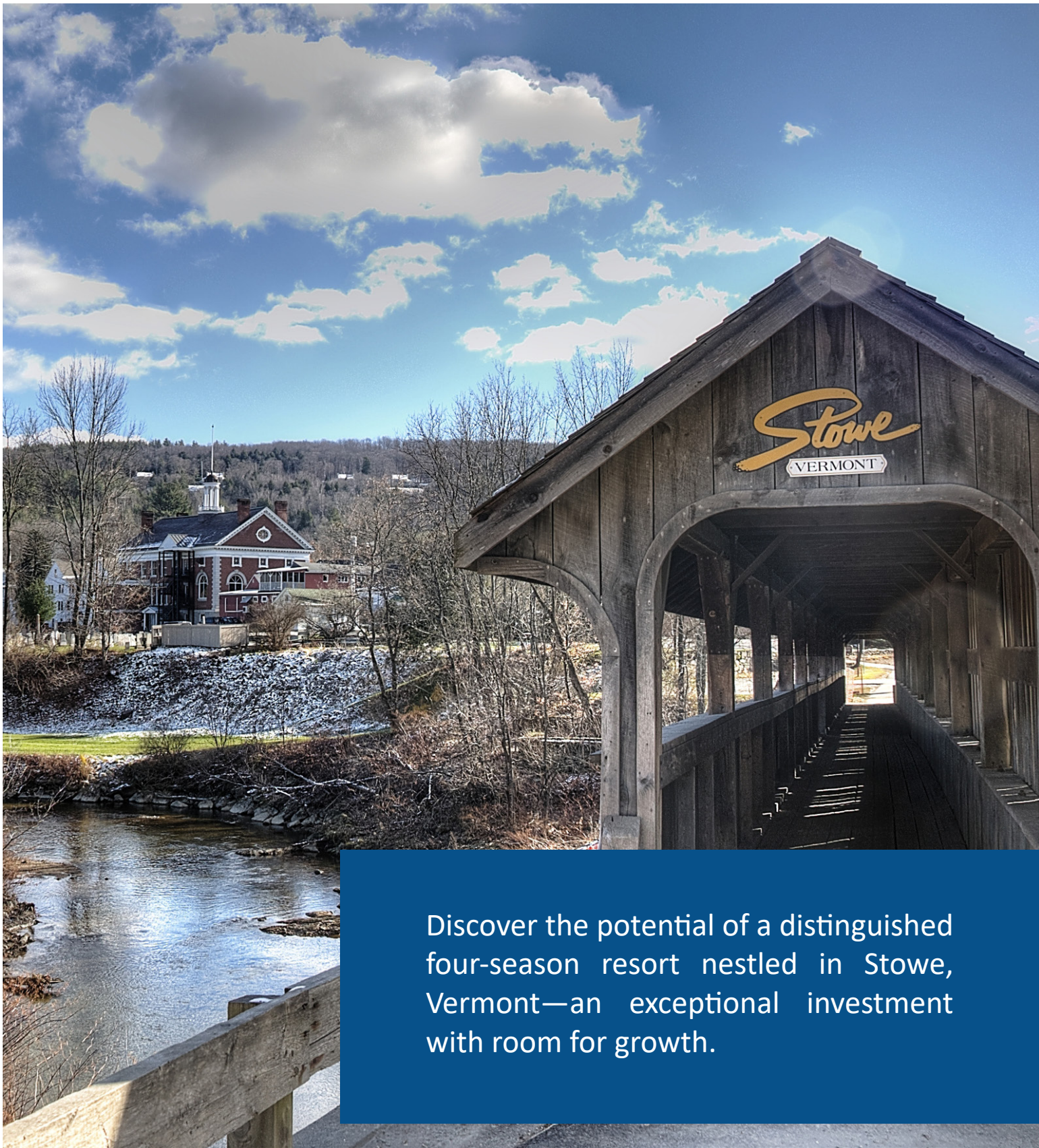
Thomas Hirchak Company presents an exceptional opportunity to acquire the **Stoweflake Mountain Resort and Spa**. Nestled on 29 picturesque acres in the heart of Stowe, Vermont, the resort offers a refined, full-service mountain retreat. The property features 116 income-generating hotel rooms, a four-bedroom rental residence, and 1,200± SF of leasable street-level commercial space. Additionally, participation in a managed rental pool of 32 privately owned townhomes offers potential for up to 64 supplementary revenue units.

The resort features a wide array of on-site amenities, including three food and beverage venues, a 22,000-square-foot conference center, a 40,000-square-foot Spa and Sports & Wellness Center, indoor and outdoor pools, tennis courts, racquetball and squash facilities, and a scenic nine-hole par-three golf course. The on-site restaurant offers seating for up to 165 guests, enhancing the resort's full-service appeal.

Just minutes from the slopes of Stowe Mountain Resort and the charm of downtown Stowe, this property is perfectly located in one of New England's most desirable year-round destinations. The area is renowned for skiing, hiking, biking, spas, craft breweries, and locally inspired dining experiences.



The information contained herein is derived from the 2023 Offering Memorandum and has not been independently verified. No representation or warranty, express or implied, is made as to the accuracy or completeness of such information. Prospective purchasers are advised that the on-site restaurants and spa are currently advertised as closed and should conduct their own due diligence to verify all information.



Discover the potential of a distinguished four-season resort nestled in Stowe, Vermont—an exceptional investment with room for growth.



The **Stoweflake Mountain Resort & Spa**, a well-established, full-service resort property situated on approximately 29 acres in the heart of Stowe, Vermont.

Address:	1746 Mountain Road, Stowe, VT 05672
Land Area:	29 Acres
Year Built:	Originally built in 1963, expanded in 1998 and 2003
Units:	116 hotel rooms plus one rental house and 32 townhouses (privately owned)
F&B Outlets:	In 2023 there were 3 outlets that are currently not open.
Spa / Sports & Wellness Center:	40,000 SF - Website indicates reopening in 2025.
Meeting Space	22,000 SF
Commercial Space:	1,200 SF (leased to local real estate office)



This rare offering provides a turn-key resort operation with growth potential, a strong development foundation, and a prominent location in Vermont's premier four-season destination.



Nestled at the foot of Vermont's highest peak, Stowe is a premier mountain resort town renowned for its year-round outdoor recreation, rich cultural scene, and historic charm.



Opportunity Overview

A Rare Opportunity to Acquire a Legacy Resort in Stowe, Vermont

Originally constructed in 1963 and thoughtfully expanded in 1998 and 2003, the **Stoweflake Mountain Resort & Spa** offers a refined blend of classic Vermont charm and modern luxury. Spanning approximately 29 acres in the heart of Stowe, the resort comprises 116 hotel guest rooms, a well-appointed four-bedroom rental residence, and 32 privately owned townhomes—up to 64 additional rental units—currently with 28 participating in the resort-managed rental program.

The standalone rental home features four bedrooms (one king, two queen, and one with two doubles), four bathrooms, a fully equipped kitchen, a spacious dining area, a welcoming living room with a fireplace, and an additional sitting room with a pull-out sofa and fireplace—ideal for families or private group stays.

This property boasts a robust suite of amenities, including a 40,000-square-foot Spa and Sports & Wellness Center (currently not open), three dining outlets (currently not open), both indoor and outdoor pools, two tennis courts, and a racquetball/squash court. The 22,000-square-foot conference center, IACC-certified, offers premier event facilities for weddings, corporate retreats, and special events.

The spa, added in 2003, but is currently not open, featured 30 treatment rooms, hydrotherapy waterfalls, a mineral soaking pool in the Aqua Solarium, a 10,000-square-foot meditative garden, a seven-circuit Zen Labyrinth, a full-service salon, steam rooms, saunas, and daily fitness classes.

With its rich operating history, upscale offerings, and four-season appeal, the Stoweflake Mountain Resort & Spa presents a compelling value-add investment opportunity in one of New England's most desirable resort destinations.





Stowe, Vermont: A Top New England Leisure Destination

Set between the majestic peaks of the Green Mountains, including Vermont's highest—Mount Mansfield—Stowe is a quintessential four-season destination, revered for its breathtaking scenery, charming village atmosphere, and upscale leisure offerings. With its blend of timeless Vermont elegance and vibrant alpine energy, Stowe draws discerning visitors from across the Northeast and beyond.

Strategically located just 45 minutes from Burlington, under 2.5 hours from Montreal, and within a 3–6 hour drive of Boston, Hartford, and New York City, Stowe offers unmatched accessibility for regional and national travelers alike.

A cultural and recreational gem, Stowe is home to boutique shops, celebrated farm-to-table dining, art galleries, and iconic brands like Ben & Jerry's and Cabot. It boasts a year-round lifestyle that appeals to both adventure seekers and those seeking a refined escape. The area enjoys a strong base of affluent residents, second-home owners, and loyal visitors—reflected in a six-month average home sale price nearing \$1.5 million.

Recognized as the "Ski Capital of the East," Stowe is anchored by the renowned Stowe Mountain Resort, now operated by Vail Resorts. Beyond the slopes, Stowe captivates with world-class mountain biking, hiking, fishing, kayaking, and golfing in the warmer months. Its stunning fall foliage draws travelers along Vermont's famous Route 100, while local breweries like The Alchemist and Von Trapp Brewing elevate the region's artisan appeal.

Located just minutes from the historic village center, the resort benefits from proximity to seasonal events like the Stowe Derby, Vermont Renaissance Faire, and Traditional Christmas celebrations—further solidifying its status as a distinguished leisure destination in New England.



Property Specifications

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Hotel Bed Type

King	47
Queen	14
Two Queen	30
Two Doubles	15
Suite	10
TOTAL	116

Hotel Unit Type

Standard	20
Classic	7
Deluxe	10
Luxury	46
Premier	23
Suite	10
TOTAL	116

Construction Summary

Stories:	Mix of 2 & 3 story buildings
Site Area:	29 Acres
Year Built:	Built in 1963, expanded / renovated in 1998 and 2003
Structure/Foundation:	Concrete foundation / wood & steel frame
Exterior Finishes:	Concrete with wood vinyl
Building Walls:	Lapboard & vinyl siding
Roof:	Pitched with asphalt shingles
Windows:	Types vary
HVAC System:	Types vary
Elevators:	2 elevators
In-House Laundry:	Yes. Townhouses also have washer/dryer
Parking Spaces:	302 spaces across 4 lots



Municipal Charges, Taxes and Delinquencies

The Town of Stowe provides water, sewer and electric under the corporate names of JHM and Stoweflake Resort. The accounts are current, however, as of April 24, 2025, there is a municipal charge in the amount of \$14,582.19 for water monitoring.

Taxes:

The November 2024 installment has a past due balance of \$3,644.84.

The February 2025 installment has a past due balance of \$43,872.74.

The total past due balance is \$47,517.58 as of 4/15/2025.

The May 2025 installment is still owed.





Lodging Demand Overview

Vermont welcomes over 13 million visitors annually, bolstered by a strong base of second-home owners and loyal repeat guests. Demand is driven by nearby affluent markets—including New York, Massachusetts, Connecticut, New Hampshire, and Quebec—as well as in-state destinations like Burlington and the capital city of Montpelier. These travelers frequently seek out Vermont for leisure getaways, seasonal recreation, and cultural escapes. With the majority staying overnight, the result is steady, year-round lodging demand. In 2022, travel spending in Vermont totaled \$3.2 billion, reinforcing the state's position as a high-performing hospitality market with strong investment potential.

Just 40 minutes from Stowe, Burlington is Vermont's largest city and a key economic engine for the region. The city attracts over a million annual visitors and supports a thriving year-round tourism industry anchored by Lake Champlain's vibrant waterfront, a popular bike path network, and a full calendar of festivals and events.

Burlington's educational institutions—University of Vermont, Champlain College, and Saint Michael's College—enroll approximately 16,000 students annually and serve as catalysts for innovation, workforce development, and steady economic growth. Its strong demographic and economic profile enhances the investment appeal of nearby hospitality assets like Stoweflake Resort, offering access to a high-income population, robust visitation, and long-term regional stability.





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Hotel photos were provided by Jones Lang LaSalle IP, Inc. from their 2023 offering memorandum.