



BASE CAMP AT BEAR MOUNTAIN

PO Box 672, Killington, VT 05751 ✕ basecampatbearmountain.com

Best Places to Buy and Own NEW Luxury Ski-In/Ski-Out Slopeside Vermont Real Estate in 2026

As true ski-in/ski-out slopeside, on-mountain, new home construction inventory is limited across Vermont, Base Camp at Bear Mountain stands out as one of the only new, gated slopeside communities delivering in 2026.

KILLINGTON, VT — As demand for ski-in/ski-out slopeside real estate continues to grow across New England, buyers heading into 2026 are facing a defining challenge: new, slopeside luxury homes in Vermont are increasingly rare.

With land constraints, environmental protections, and limited on-mountain inventory, opportunities to purchase new construction, ski-in/ski-out residences are narrowing. For buyers evaluating both lifestyle and long-term value, Base Camp at Bear Mountain at Killington Resort represents one of the few remaining opportunities to purchase new, gated, slopeside real estate in Vermont, with construction already underway and 2026 occupancy planned.

“Developing new, on-mountain real estate in Vermont is a long and very deliberate process,” said Steve Malone, Vice-President of Development of Base Camp at Bear Mountain. “Between environmental review, land-use approvals, and infrastructure planning, projects often take years to reach the stage Base Camp at Bear Mountain is already at. Given the rarity of this location and how few opportunities exist to build here, pricing reflects both the complexity of getting to this point and the scarcity of what’s being delivered.”

Pricing & Availability

Luxury 4-bedroom, 5-bathroom residences at Base Camp at Bear Mountain are priced starting at \$2.995 million, reflecting the project’s rare combination of:

- A gated, private, slopeside community at the largest ski resort in the East
- New construction and modern mountain architecture
- Panoramic mountain views through 14-foot windows in the Great Room, gourmet Viking kitchens, spa-inspired bathrooms and private garage parking
- Year-round recreation and family attractions
- Move-in ready in 2026

Why Vermont Continues to Lead the Northeast Ski Market

Vermont remains one of the most compelling ski home markets in the Northeast, offering a rare blend of accessibility, four-season recreation, and comparatively attainable pricing when measured against western destinations. However, true ski-in/ski-out homes, with direct trail and lift access, are increasingly difficult to deliver due to land limitations and resort-controlled terrain.





BASE CAMP AT BEAR MOUNTAIN

PO Box 672, Killington, VT 05751 ✕ basecampatbearmountain.com

“When buyers look at pricing, they’re also looking at what’s actually available,” said Richard Saunders, President of Development of Base Camp at Bear Mountain. “This community represents one of the few remaining chances to own new, slopeside real estate at Vermont’s largest ski resort, with move-in timelines for 2026 already defined.”

Killington vs. Stowe vs. Okemo: A 2026 Buyer’s Perspective

Several Vermont resorts are often compared by buyers considering second homes or investment properties:

- Stowe is a well-established luxury market; however, projects such as Topnotch Residences do not offer ski-in/ski-out access, and Spruce Peak at Stowe Mountain Resort is in its final phase of development (Mansfield House), with construction not yet underway and timelines still uncertain.
- Okemo has seen renewed interest with developments such as South Peak, which introduces additional residential options adjacent to the resort, but remains in earlier phases of development.
- Killington, the largest ski resort in the east, stands apart due to its scale, longest season, and growing emphasis on year-round amenities. Against this competitive landscape, Base Camp at Bear Mountain represents a rare opportunity for buyers targeting 2026 occupancy.

“Killington’s size and season length create a different ownership profile,” said Saunders. “Base Camp at Bear Mountain appeals to buyers who want consistent winter conditions, strong summer activity, and the confidence of new, slopeside residences that will be move-in ready in 2026.”

“The families we speak with aren’t just looking for a new home; they are looking to anchor their family’s history to the mountain. At this level, it’s not about an investment portfolio you check on a screen, it’s about an investment in time,” said Brian Hurley, Base Camp at Bear Mountain’s Sales Director. “It’s the ability to teach your grandkids to ski right from your front door or to establish a private family legacy where the next generation can grow up on these slopes. Base Camp at Bear Mountain offers that rare combination of gated privacy and immediate trail access that serves as a sanctuary for families to gather for years to come.”





BASE CAMP AT BEAR MOUNTAIN

PO Box 672, Killington, VT 05751 ✕ basecampatbearmountain.com

Now under construction, Base Camp at Bear Mountain is:

- The only new, gated, on mountain, slopeside development at Killington
- A 24-luxury-residence community with five foundations (ten homes) already poured
- Located directly on Bear Mountain, with ski-in/ski-out access
- Among the furthest-along new construction projects in Vermont's ski real estate market

“Buyers today are very informed,” said Malone. “They want transparency around what’s being built, when they can move in, and how the property performs beyond ski season. Base Camp at Bear Mountain offers that level of clarity at a time when it’s increasingly hard to find.”

Prospective buyers will have the opportunity to visit new construction and preview a model home this spring, offering a firsthand look at Killington's next generation of slopeside living. Visitors are invited to step directly off Bear Cub Trail and into the Base Camp at Bear Mountain Welcome Center, located in the lot behind the Skye Peak Express Quad. With 25 percent of residences already under contract and only four more homes currently available for Fall 2026 occupancy, the on-mountain welcome center offers an opportunity for prospective buyers to meet the sales team, review floor plans, and learn more about the community's vision and construction progress while availability remains. To receive project updates and to learn more about Base Camp at Bear Mountain luxury residences, visit BaseCampAtBearMountain.com.

About Base Camp at Bear Mountain: *Base Camp at Bear Mountain is a new gated, private, slopeside community at Killington Resort in Vermont. Located at the base of Bear Mountain, the Base Camp at Bear Mountain residences offer direct access to iconic trails including Bear Cub, Outer Limits, and Devil's Fiddle, with lift service via the Bear Mountain Quad and Skye Peak Express. The development will feature 24 luxury residences designed to maximize natural light and panoramic mountain views. As the only ski-in/ski-out residential community at Bear Mountain, Base Camp at Bear Mountain combines modern mountain design with year-round access to skiing, biking, hiking, and family-friendly amenities.*

About Killington Resort: *Located in the heart of Vermont's Green Mountains, Killington Resort has earned its moniker “The Beast of the East” with four seasons of adventure spread across six peaks, plus Pico Mountain. With the most expansive snowmaking and lift system in Eastern North America, Killington offers more than 200 trails and 92 miles of diverse snow sports terrain, including a world-class terrain park network and the longest season in the East. During the summer, Killington features a destination bike park with 30 miles of mountain biking trails, an 18-hole championship golf course, the family-friendly Snowshed Adventure Center, plus 15 miles of hiking trails. With elevated on-mountain dining, a plethora of après options and a commitment to investment, quality and the environment, Killington is a can't-miss destination for the whole family. Killington is locally and independently owned and looking forward to a bright future, including the forthcoming Great Gulf Village and more.*

BASE CAMP
AT BEAR MOUNTAIN





BASE CAMP AT BEAR MOUNTAIN

PO Box 672, Killington, VT 05751 ✕ basecampatbearmountain.com

© Base Camp at Bear Mountain. Base Camp at Bear Mountain is being developed by Ottauquechee Realty Advisors LLC, a Vermont limited liability company ("ORA"). This presentation is neither an offer to sell nor a solicitation of an offer to purchase a residence in the Base Camp at Bear Mountain community. Each prospective purchaser of a residence must receive a Public Offering Statement from ORA before ORA will make an offer or enter into a Purchase and Sale Agreement for a residence. A non-refundable deposit of 10% of the agreed purchase price is due upon signing a Purchase and Sale Agreement, and an additional 10% deposit will be due upon notification from ORA that the townhome foundation has been poured. Not an offering to residents of New York or to residents of states where registration of a real estate offering is required. Void where prohibited. Completion of the first townhome is anticipated by October 2026. All improvements, designs, amenities, features, furnishings, specifications, and other information shown here or in any renderings, illustrations, photos, simulated views, graphic images, maps, or other visual depictions are illustrative only and may be changed without notice. Nothing herein should be relied upon as a representation, express or implied, of the final details of the residences or property. The developer expressly reserves the right to make modifications, revisions and changes it deems desirable in its sole and absolute discretion. All rights reserved.

BASE CAMP
AT BEAR MOUNTAIN



Killington