

MOUNTAIN LAKE LIVING



The Future of Fun.
Mountain Living Reimagined.

Living on Trails Less Traveled.



Schweitzer



A storied past. A wonderful present. A fabulous future.

New text here....and

Over the years, we have made our mark by giving work hard, play hard outdoor enthusiasts just what they want: a great ski mountain, family-friendly amenities and services and a caring cadre of worker bees who make everything easy and fun for all.

Today's vision is to build on this well-earned reputation by transforming Schweitzer from a popular regional ski resort to one of the top four-season recreational communities in the Pacific Northwest.

"Schweitzer has been growing rapidly," says Schweitzer CEO Tom Chasse. "We've seen record skier visits in the last two years alone by building on our reputation as the best family friendly recreational community in the Pacific Northwest. People looking for more real, genuine outdoor experiences are now discovering us, and we have to be ready to treat them to the times of their lives."

In accomplishing this goal, we'll be developing an extensive array of new dining venues, on-mountain accommodations, residential ownership opportunities as well as four-season non-ski activities and amenities. We'll be concentrating on six key areas that critically affect you—whether you are a day skier, a hotel guest or a homeowner:

- Provide more for families with children—including parents and grandparents with kids of all ages. We want Schweitzer to be the place where families go to come together. We're creating programming and amenities that families can enjoy with one another.
- Help people achieve greater balance in their lives. Advanced technology, such as ultra-high speed fiber

optic internet access, will help make it easier to work and play.

- Increase the quality, variety and sophistication of food and beverage venues—from food trucks that deliver fast, fantastic locally prepared dishes to gourmet-style restaurants and bars that rival big-city eateries.
- Generate opportunities for health and wellness education and activities. This means more fitness facilities, health spas and exercise classes. Hand-in-hand with health and wellness is environmental sustainability. Our new homes and amenity buildings will feature innovative materials and construction techniques to achieve new levels of caring for the land and mitigating climate challenges.
- Promote summer and year-round use. Just below Schweitzer lies Idaho's largest lake, Lake Pend Oreille, as well as the vibrant town of Sandpoint. Significantly expanded summer, spring and fall menus of activities are planned to make a home at Schweitzer a favorite place to go when the snow disappears.
- Skiing. We've already opened seven new ski runs and additional gladed terrain with two new lifts accessing the North Bowl and Outback. Plans are underway to develop the area below the Village with increased day-skier and childcare services plus expanded beginner and ski school runs.

"Sustainability," Tom explains, "is more than caring for the environment. For us, it's also about sustaining Schweitzer's time-honored traditions, character and continuity—all the things our guests and owners have loved about us for more than fifty years."

"A substantial number of our guests want to come to Schweitzer more often and stay for longer periods of time," says Director of Real Estate Lance Badger. "In essence, they wish to own the Schweitzer experience by making it a prominent and rewarding part of their lives."

"That's why, in Master Planning sessions, we're creating a whole new generation of residential products," says Lance. "They center on environmentally sound smaller homes rather than mountain mansions; hiking, biking, and skiing convenience to amenities and services; and outdoor extensions of the home, plus more flexible spaces inside for entertaining, remote working, and family times together."

All in all, we're making new vacation homeowners' on- and off-mountain experiences more fulfilling, more memorable and simply, more fun. One of the key reasons Schweitzer will become a reality is that we are not on National Forest Service land. Since we own our land outright, the development of residences and amenities can be achieved much faster than at most ski resorts.

"We are all very excited over our future plans to take Schweitzer to its destined place among the most sought-after recreational and residential mountain communities in the West," says John Calhoun, Senior Manager of Real Estate Sales.

ACCOMMODATING YOU IN IMPRESSIVE STYLE



Taking Schweitzer's architecture in a dynamic new direction, the ultra-stylish hotel, Humbird, is a celebration of contemporary comfort and gracious hospitality. Making a strikingly bold statement in the heart of the Village, the Humbird is a provocative salute to the evolving future of Schweitzer.

"Humbird is the next evolution in mountain architecture," says Jeff Kovel, Principal at Skylab, the talented architects behind the hotel's design. "We've utilized innovative and sustainable materials in a modern, future-forward style."

This imaginative 31-room boutique hotel exudes energy, exuberance and vitality at a glance. Blurring the line between relaxation and exhilaration, it's where nature, adventure and heritage marry in a spirited, new-fashioned ambiance.

To complement your on-mountain pleasures, you'll be treated to ski-in/ski-out convenience, spectacular mountain and lake panoramas as well as an epicurean-worthy restaurant and bar with outdoor seating.

Additional amenities include underground parking, a rooftop deck and hot tub, an all-purpose conference and meeting room, a fitness facility and a co-working space.

In Humbird's restaurant, Crow's Bench, you'll find tasty, regional renditions of gourmet-style cuisine as well as fine wines and spirits. The ever-refreshed eclectic menu will delight the whole family. Every meal will be graciously prepared and served with the friendly, helpful attitude that is Schweitzer's DNA. The bar in Crow's Bench always hits the spot with a creative selection of craft cocktails plus award-winning wines.

"After a day zig zagging through trees or bombing down a double black diamond, our guests will be able to recharge themselves and reunite with fellow snow hounds in a lively, yet comfy cozy atmosphere," says Matt Hofmann, Schweitzer's Director of Lodging.

Humbird, Matt explains, took its name from the historic Humbird Lumber Company—a longtime economic force and source of valuable jobs and community growth. Matt says, "The Humbird is a prime and proud example of Schweitzer's vision of redefining a comprehensive year-round mountain community."

For information call: 208-265-0257 or 877-487-4643 or email stay@schweitzer.com.



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Winging Your Way To Schweizer.

Sandpoint Airport, with an elevation of only 2,131 feet, is your local aviation access point to and from Schweizer. The airport boasts a lighted runway of 5,501 feet by 75 feet, ample space to handle aircraft as large as the G5. Its full-service FBO, Granite Aviation, provides everything required to make your private air travel a breeze. Open year-round, seven days a week, the FBO offers full-service Jet A, fuel and self-service Avgas, aircraft deicing, a pilot's lounge, courtesy car and bikes, rental cars, catering services, a flight simulator, ramp and tie-down parking, and hangar space. Plans are in place for a brand new, 20,000 square foot hangar in fall 2022.

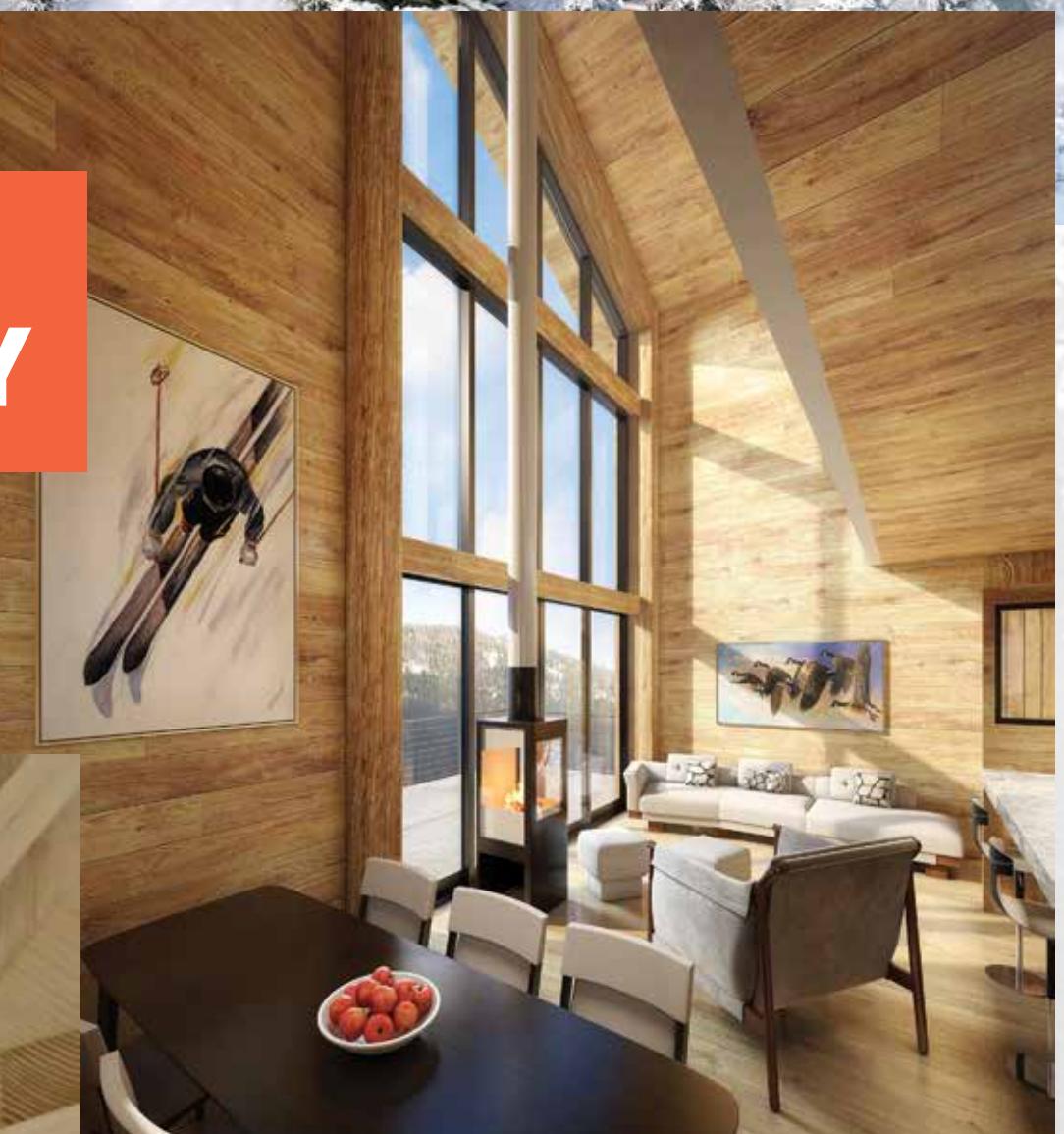
For commercial airline service, connect directly to 21 major cities across the US via Spokane International Airport (GEG). The airport serves most major airlines, including United, Delta, Southwest, Alaska and American Airlines, offering direct flights to and from Seattle, Everett, Portland, Boise, Denver, Salt Lake City, Sacramento, Oakland, San Francisco, San Jose, Los Angeles, San Diego, Orange County, Phoenix, Phoenix-Mesa, Las Vegas, Dallas-Ft. Worth, Atlanta, Minneapolis and Chicago—O'Hare & Mid-Way. The airport is located 90 minutes from Sandpoint, or you can take a short charter flight facilitated by Air Idaho Charters.

Easily accessible by car, Schweizer is 45 minutes from Coeur d'Alene, 3.5 hours from Missoula, 3.5 hours from Tri-Cities, 6 hours from Seattle, 8 hours from Portland, and 3 hours from Cranbrook, Canada.

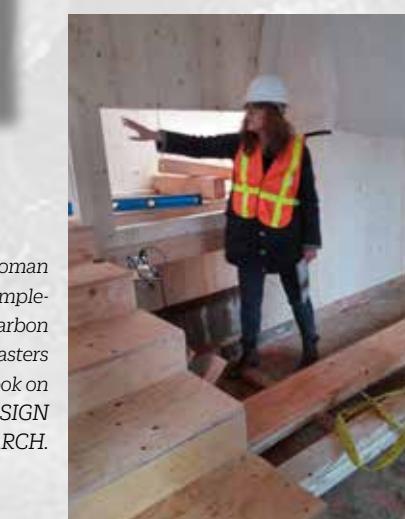
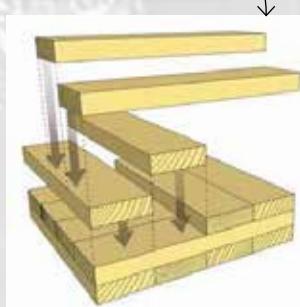




LIVING IT UP... RESPONSIBLY



A standard CLT panel is 8 by 40 feet. It consists of three or more layers of 2-inches by 6-inches by 8-feet lumber, arranged in alternating perpendicular pattern: vertically then horizontally and again vertically.



The pre-production of 12-foot by 8-foot CLT panels uses only smaller diameter, less desirable trees leaving the biggest, healthiest trees, to grow. The result: more carbon capture and less fire danger from larger trees, which are important benefits to all of us concerned about climate change.

Just imagine owning one of today's most innovative and strikingly beautiful mountain homes that also make a positive impact on the environment. Introducing Schweitzer's newest and perhaps most intriguing residential neighborhood, Timber Crossing. Immersed in nature's bounty, this private enclave of cabin homes features an entirely new way of using wood called Cross Laminated Timber or CLT. This novel CLT technique creates homes that provide you the warmth and richness of natural wood plus the rewards of being environmentally responsible and sustainable.

Timber Crossing homes were created by Seattle architect Susan Jones, who lives in a CLT house she designed for six years. Her Timber Crossing homes utilize CLT panels for the ceilings, floors and most walls. "For an architect, working with a combination of beauty, strength, innovation and environmental responsibility in a single material is inspiring," says Susan.

Kyle Richardson, Schweitzer's Construction Manager, loved CLT's advantages so much he recently built his own home using it. "CLT substantially reduces on-site construction time to just 6 months and move-in time to less than a year," says Kyle. "Compare that to a traditional 18-24 month building time. Now owners will be able to join in on all the Schweitzer fun a whole lot sooner."

There's nothing like the experience of living in an all-wood home. The CLT panels are super smooth and luxurious to the touch, whitewashed with a protective UV coating that gives layers of reflections and retains the delightfully sweet aroma of natural wood.

These ski-in/ski-out cabin homes showcase a soaring 20-foot wall of glass opening to an expansive deck, ideal for fun-time gatherings. There are two models planned: a three-bedroom, three-bath, 1817 sq. ft. three-story and a two-story, two-bedroom, two-bath plan at 1208 sq. ft. Both feature flexible layouts that make room for remote offices, work spaces and/or family entertainment areas.

For more information, please contact John Calhoun, Senior Manager of Real Estate, at jcalhoun@schweitzer.com or 435-640-7757.

Architect Susan Jones FAIA, founder of the all-woman owned firm *atelierjones*, is a national leader in implementing innovative techniques to lower the carbon footprint of the construction industry. Holding a masters in architecture from Harvard, she wrote the book on Mass Timber/CLT in 2018: *MASS TIMBER/DESIGN AND RESEARCH*.

OWN THE FUTURE

One thing we know for sure about the future—environmental sensitivity and sustainability will be imperative in designing and building new homes, offices, and well, just about anything.

That's why Schweitzer has called upon the nationally prominent architectural firm Lake/Flato to create our new mountainside residential neighborhood, Crystal View, coming in the summer of 2022. Headed by Bob Harris, FAIA, LEED Fellow, and Graham Beach, AIA, the team has gained deep knowledge of and commitment to environmental responsibility and sustainability, but also to understanding a home's vital connection with the land and with people's love of the outdoors.

In creating the Crystal View homes, Bob and Graham seek to push the active mountain lifestyle forward to encourage an easy relationship with nature. Residences will feature friendly, family-focused outdoor gathering spots; instant access to skiing, hiking and biking trails, carless pathways instead of streets; and outdoor living spaces—all the while touching the land as lightly as possible.

The homes themselves will express a fresh contemporary mountain-style with year-round living at the forefront. Plans will be open and flexible, without wasted space.



(Shouldn't you be able to use the whole room, not just its center?) Kitchens will be warm and inviting. Decks will be ready to entertain. Plus, areas for recreational "toys" and locked owners' storage will be

included. And maybe most importantly, the designs will incorporate belvederes to flaunt the magnificent lake and mountain vistas only Schweitzer can provide.

"One of our prime architectural mantras is restraint—dealing only with what we call essentials," says Bob. "We're not going to 'gild the lily' with Goldilocks gingerbread or by producing mountain mansions. These homes will be richly textured, well crafted...cozy, not meaning small, but comfortable, warm and welcoming."

"Homes that nurture life, that's what we're about," adds Graham.

Bob Harris FAIA, LEED Fellow, is the leader of Lake/Flato's Eco-Conservation studio. In three decades, he has amplified his passion for environmental issues and propelled sustainability in viable new directions.

Graham Beach, AIA, is head of Lake/Flato's Green Design Team—part of the firm's quest to foster collaborative design discussions and ensure that sustainable design expertise is shared across all projects.

For more information on Crystal View contact John Calhoun, Senior Manager of Real Estate Sales, at jcalhoun@schweitzer.com or 435-640-7757.

Overwhelming response to Schweitzer's first residential offering in nearly 20 years.

Fans of Schweitzer not only want to visit our four-season mountain wonderland, they want to live here. We have answered that call with the introduction of an eloquent addition to White Pine Lodge, 5 Needles, the first new residential offering by Schweitzer in almost 20 years.

In an impressive show of their eagerness to own a new home at Schweitzer, more than 40 people have already made pre-construction reservations—with a \$25,000 deposit—for the 26 condominium residences. And Schweitzer's owners have already purchased six residences for their own enjoyment, demonstrating their dedication to the community's bright future.

Custom tailored in a stylish mountain contemporary look, the homes' feature unobstructed windows



and outdoor decks that provide picture-perfect panoramas of the Village, forested mountains and expansive Lake Pend Oreille.

These Village residences come in a variety of plans: studios, two-bedrooms, and penthouses, many with loft options. Sizes range from 600 to 2,000 sq. ft. A select number span the entire width of the building. Two interior furnishings packages that follow Schweitzer's rental program guidelines will make moving in quick and easy.

Reservation holders will be able to choose their preferred home at a selection event to be held in January 2022. 5 Needles is scheduled to make its highly anticipated debut by the 2022-23 ski season.

For more information please contact John Calhoun, Senior Manager of Real Estate Sales, at jcalhoun@schweitzer.com or 435-640-7757.

BIG TIME PLEASURES. small town friendly.



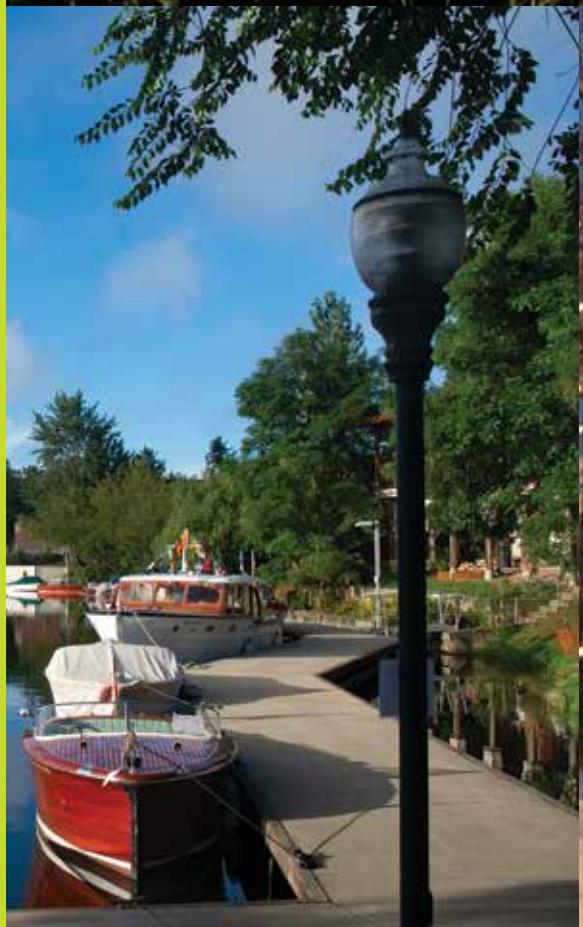
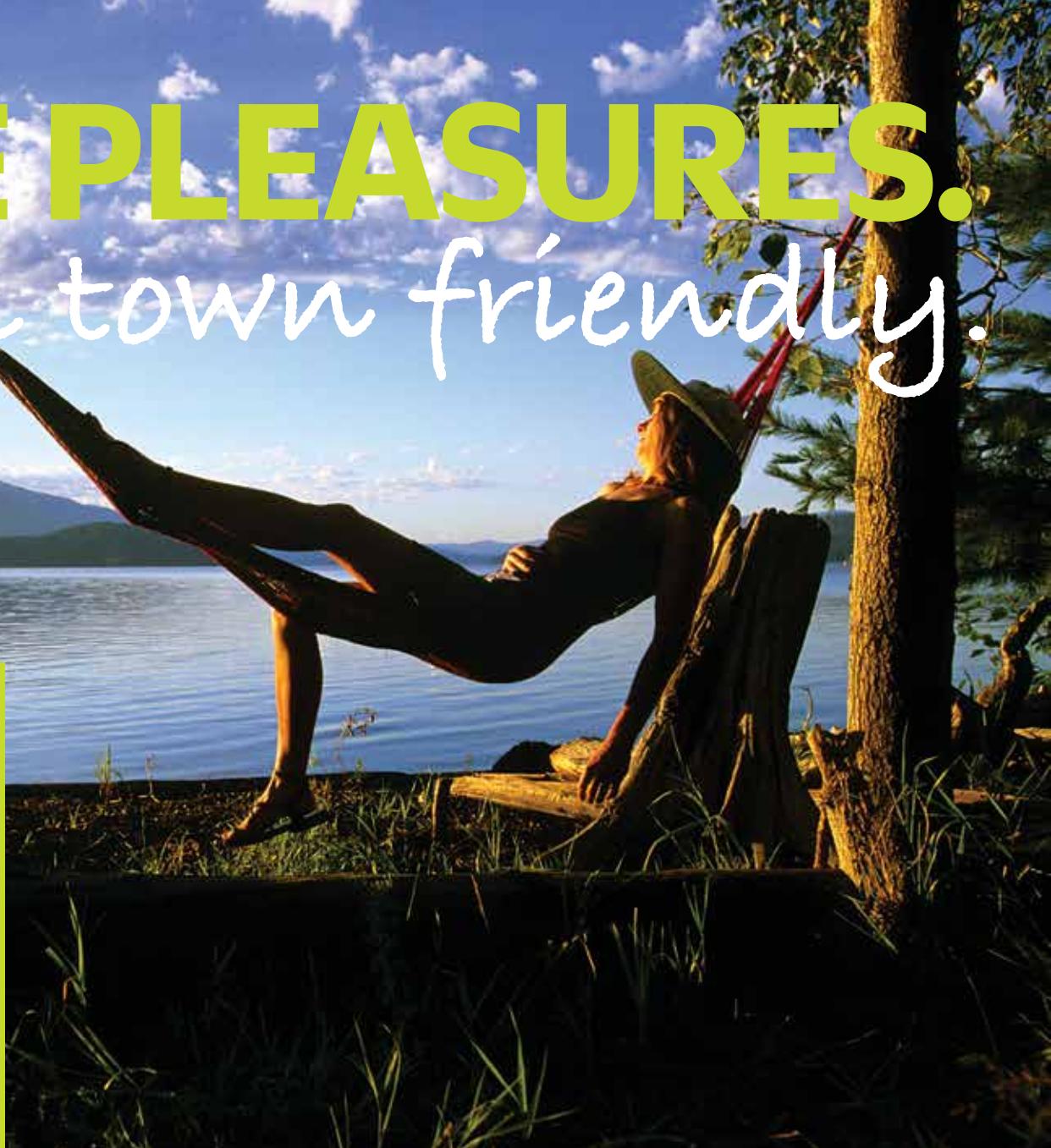
Gracing the northern shore of Lake Pend Oreille, the historically vibrant town of Sandpoint bustles with art and culture, fun shopping, a diverse selection of restaurants, plus historic watering holes and a year-round slate of activities and entertainment.

This sometimes charming, sometimes a little quirky community, often rated one of the best small towns in America, lies just 11 miles from Schweitzer. Families play at its sprawling City Beach Park, where ample green space edges upon wide, sandy beaches with kid-friendly swimming spots, along with a marina and boat launch. It's a true gathering place, reflecting the energetic yet easygoing character of Sandpoint.

Steps from the lakefront, Sandpoint's highly walkable downtown district hosts an eclectic array of boutiques and galleries along with craft breweries and the Pend d'Oreille Winery's tasting room. Restaurants and night spots range from downhome to upscale.

A thriving art and music scene lends unique character to this quintessential mountain lake town. There are film and music performances at the grand Panida Theater. The annual Artwalk highlights over a dozen local galleries. The Music Conservatory of Sandpoint offers classes and concerts. The Festival at Sandpoint, one of the premier music concert series in the entire Northwest, draws big-name talent, along with thousands of music lovers for an unforgettable outdoor musical event.

Throughout the year, there are even more enriching experiences to be had for all—everything from car shows and rodeos to the Sandpoint Winter Carnival. Nearby Silverwood Theme Park offers family-friendly thrills. The Bonner County History Museum and the WaterLife Discovery Center open the door to discovering more about this very remarkable place. Come down Schweitzer mountain and see just how entertaining a small town can be.



Fun Is A 365 Day Activity



Naturally, with 2,900 skiable acres, 300 inches of annual snow, plus nearly 20 miles of Nordic trails, Schweitzer is a skiers' and boarders' paradise. But our guests and homeowners alike embrace Schweitzer as an all-season recreational community.

We're your portal to the massive Lake Pend Oreille, the friendly town of Sandpoint and two mountain ranges full of year-round adventures.

In winter there's snowshoeing, snow biking, snowmobiling, tubing, sledding and plenty of room for both snow men and angels. In warmer weather it's hiking, huckleberry picking, mountain biking, horseback riding, zip lining, wall climbing, trampoline jumping, swimming and scenic chairlift rides. There are also entertaining seasonal events, and a Children's Center offering everything from lessons to day care, from arts and crafts to kids' nights out.

LIVE LARGE



One of the biggest reasons living at Schweitzer is a true year-round recreational opportunity is our neighbor, the immense expanse of Lake Pend Oreille (pon der ray). Sapphire waters and over 100 miles of spectacular rugged shoreline distinguish Lake Pend Oreille, Idaho's majestic "crowning jewel." **At 43 miles long and 1,200 feet deep, it's the largest lake in Idaho, and one of the deepest in America.** Nestled within three major mountain ranges, surrounded by untouched national forests, and home to moose, mountain goats, and a menagerie of waterbirds, this aquatic adventure-land truly inspires awe.

Dotted with picturesque inlets and coves, the lake is yours to explore by sail, paddle or power boat. Rentals are offered at multiple marinas around the lake. For a guided experience, board the Shawnodese—Lake Pend Oreille Cruises' 43-foot, classically styled ferryboat—to learn about the lake's history, spot osprey and eagles, or simply enjoy a romantic spin around the lake on a "Full Moon Dessert Cruise." You can also rent a sailboat or bring your own. The Sandpoint Sailing Association hosts regular regattas and events.

Seeking more action on the water? Paddle out on a kayak or canoe, or visit Action Water Sports in town, where the pro athlete Holland brothers offer rentals and lessons in sports like water skiing and wakesurfing.

Fishermen will appreciate Pend Oreille's diversity of catchable species such as Lake Trout, Small/Large Mouth Bass, Kokanee Salmon and Whitefish.

Out of the water, enjoy one of the numerous shoreline trails or parks, or trek by foot or bicycle across the scenic Pedestrian Long Bridge for even more inspiring views.

For over 65 years, the south end of Lake Pend Oreille has been the top testing ground for acoustic development of the Navy's submarines. The area's Naval Acoustic Research Detachment (ARD), said Director Alan Griffitts, "has become the Navy's premier acoustic research laboratory." The lake's large size and remarkable depth have made it the perfect area for such testing. Researchers utilize a unique fleet of large-scale submarine models to assist in the Navy's mission to develop the stealthiest possible submarines.