




PARADISE RESIDENCE CLUB
DEEDED  FRACTIONAL OWNERSHIP

PARADISE RESIDENCE CLUB

Enjoy the gateway to the Rockies. The high profile golf courses attract serious players in spring, summer and fall. There's a multitude of hiking and biking trails from beginners to experts. We have rafting, canoeing and fishing opportunities on the Bow River. Go skiing and snowboarding at 4 nearby ski resorts or take up cross-country and dog sled tours; all of these make Canmore a world-renowned resort destination where adventure, shopping and dining abound. With more than 75 restaurants, 150 unique shops and a nearby casino, this Rocky Mountain destination has something for everyone.

With a finite amount of developable space, Canmore has become one of the most desired and expensive real estate markets in North America. The average single family dwellings sells in excess of a million dollars. Luxury resort real estate is becoming increasingly difficult to come by. That is where fractional real estate ownership comes in. Why buy the whole pie when you are only looking for a slice? With the choice of 1 and 2 bedroom fully equipped luxury suites available in 3, 6 or 12 week increments, Paradise Residence Club (PRC) fits everyone's needs. 1 bedroom fractions starting @ \$23,950, 2 Bedroom starting at \$29,950.



Paradise Residence Club offers a unique program in the vacation ownership world. As an owner you may enjoy your home in the Rockies on a rotating **"Use Rights Schedule"** that offers **1 Peak Week** and **2 Floating Weeks** with each 3 week ownership interest. Not coming home? No problem. Since Canmore is one of the world's top destinations, owners may participate in our established rental program offering a handsome return on investment. If you are choosing to see the world you will be able to reserve vacations almost anywhere you want to go through our affiliation with Interval International, a world leader in vacation property exchange. VEM Management, Paradise Residence Club's member service department, has been arranging luxury vacation exchanges to full service resorts such as Marriott, Hyatt, Sheraton, Westin and many fine independent resorts for almost two decades. Due to the resort's **PREMIER** designation and the fact that your home resort is in one of the highest demand vacation markets, you will be assured priority treatment through Interval International. When exchanging your vacation home you may also choose the size of accommodation that fits their particular vacation needs for that moment, and thanks to the Club Interval Gold points program you may even choose the length of stay.

If vacations are not in the plans this year, owners may participate in PRC's rental program. With the price of quality rental properties at an all-time high owners can enjoy substantial returns on their investment with a 50/50 split with VEM Management Ltd. **Relax, Earn and Enjoy.**

Paradise Residence Club

What is fractional ownership?

Fractional ownership has been a major player in the worldwide vacation home industry for decades. Although we would never discourage anybody from purchasing a vacation home outright the alternative to purchase a share in a unit is a viable option for the majority of first time vacation home buyers. Deeded fractional owners offers the same security and appreciation as whole ownership without the full cost and worry of a vacation home.

Why The Grande Rockies Resort?

Paradise Residence Club entitles its owners to one, two or three bedroom furnished luxury condominium suites located in the Bow Valley's newest luxury resort property. Amenities include an indoor water park with waterslide, indoor/outdoor hot tubs, and a kids' wading area with its own slide and waterfall. The resort boasts a state of the art fitness facility, business center, three conference rooms and is home to the Habitat Restaurant and lounge. The resort located next door to PRC Developments Ltd. First property, Sunset Resorts Canmore with a long list of amenities including Canmore Hair and Spa, Sunset Om Yoga and Fitness, a games room, conference space and much more. Owners and guests have full access to both facilities.

www.paradiseresortclub.com

What to Expect

All suites are tastefully decorated in a contemporary design. The living rooms are complete with leather pull out sofas, flat screen televisions and Blu-ray/DVD players mounted above the natural gas, stone faced fireplaces. The fully equipped kitchens have stainless steel appliances and granite countertops. No master bedroom is complete without pillow top King beds, wall mounted flat screen televisions, in suite safes and ensuite baths. Each suite has a balcony with BBQ and patio furniture. From the monogrammed bath robes to the Vera Wang Serta mattresses every detail ensures the ultimate in luxury vacationing and comfort.

Rights of ownership

Owners have the right to use their fully furnished condominium units at Grande Rockies Resort or exchange their time with Interval International through VEM Management's member service department. Members may elect to convert some of their weeks to Club Interval Gold points for stays from 2-6 nights at resorts in the Interval International exchange system. Exchange fees apply. Each 3 week co ownership interest will include 1 Peak week (July, August, Christmas or New Years) on a rotating schedule ensuring that all owners have equal use rights throughout the Peak season. Owners will also have 2 floating weeks that can be reserved outside of the Peak seasons on a first come first served basis.

Rental Program

If a member is not using or exchanging their weeks they have the right to rent their time through Alpine Vacation Properties, PRC's rental affiliate. Proceeds will be shared 50/50 with VEM Management Ltd. PRC's hotel management partner.

Vacation home exchange program

Because of the high quality of your home resort and the extremely high demand of the Bow Valley you will be able to exchange your rotation and float weeks to over 3000 fine resorts in 85 countries around the globe. Enjoy 1 and 2 bedroom suites at resorts bearing the emblems of Marriott, Sheraton, Hyatt, Four Seasons, Weston and Villa Group just to scratch the surface. Vacation with your family as an owner for a few hundred dollars a week rather than spending thousands renting equal accommodations. Not sure what to do? No worries! Let our member service team handle it all for you.

How will my condo be maintained?

Paradise Residence Club is managed by a professional resort management company with over 20 years' experience in the luxury vacation market. VEM Management Ltd. manages and maintains all aspects of resort operations including staffing, maintenance, accounting, rental management and owner services. Their excellence in service and attention to detail ensure the level of quality expected from Paradise Residence Club.



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Proud to be 100% Canadian Owned and Operated 