

# OUR SECRET'S NOT A SECRET ANYMORE

COME SKI THE LARGEST INDEPENDENT MOUNTAIN IN THE EAST.



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VIEW



**MAINE'S FAVORITE MOUNTAIN**  
SADDLEBACKMAINE.COM





# SADDLEBACK'S ROADMAP STARTS with \$30 MILLION in IMPROVEMENTS

RANGELEY, ME – Located in beautiful Rangeley, in the heart of the Western Maine High Peaks region, Saddleback Mountain opened in 1960 and has grown its reputation for exceptional snow, some of the best terrain in the East, and friendly, laid-back culture. At 4,120 feet of elevation and 2,000 feet of vertical, Saddleback is Maine's third largest mountain and the largest independently owned mountain in the East.

After a four-year closure, Saddleback was purchased as a fund managed by Massachusetts-based Arctaris Impact Investors, a leader in opportunity-zone investments. Since reopening in 2020, Saddleback has invested more than \$30 million dollars in mountain improvements, including new lifts, groomers, snowmaking infrastructure, a renovated base lodge, a new Mid Mountain Lodge, slope-side employee housing, expanded on-mountain lodging, mountain bike trails, a solar farm and a newly reconstructed access road.

These projects are just the beginning. Saddleback is committed to the future of outdoor recreation for all. Their goal is to create a forward-looking and integrity-first mountain experience for generations to come.

## The Youngest Lift Fleet in the East

In the first year of reopening, Saddleback unveiled a new high-speed Doppelmayr Rangeley Express Quad. When running at full speed, this lift whisks skiers and riders up the mountain in just under 5 minutes. The addition of the Rangeley Express Quad was a game changer for the mountain. In preparation for this season, work was underway on the construction and installation of a new quad that will serve the Wheeler Slope. Saddleback has also added a new Doppelmayr T-bar, moving carpet and a rope tow. In the last two years, Saddleback has installed the Sandy Quad, the Cup Suptict Bar, the Molly Chunkamunk Moving Carpet and the Rangeley High-Speed Quad

## Nearly \$6 Million in Improvements

Saddleback is expanding the ski area's snowmaking fleet and replacing old snow guns with the latest industry leading snowmaking equipment. Snowmaking now covers over 85 percent of trails and includes a mix of fixed-grip and moveable fan guns. The mountain has doubled uphill water pumping capacity and increased dedicated power, all in an effort to make more snow in a shorter window of time. In summer 2023, Saddleback will be building a new booster pumphouse to further increase uphill water pumping capacity and snowmaking output.



RANGELEY, ME - Snow guns and quad lifts, including the Rangeley Express Quad, are part of "Saddleback's Roadmap." Since 2020, Saddleback invested more than \$30 million dollars in mountain improvements, including new lifts, groomers, snowmaking infrastructure, a renovated base lodge and a new Mid Mountain Lodge.

Photo courtesy of Saddleback Mountain

## A New Standard for Development in the Alpine Environment

With spectacular sweeping views of the Western Maine mountains, Saddleback's Mid Mountain Lodge sets a new standard for development in an alpine environment. The Mid Mountain Lodge is located in Bicknell's Thrush habitat.

With that in mind, project leaders have collaborated closely with the Maine Audubon Society to pay close attention to the needs of that habitat.

The Mid Mountain Lodge will featuring a unique triangular structure with a ski-up food and beverage service kiosk, bathrooms, merchandise area and space for indoor and outdoor immersive dining.

## On - Mountain Staff Housing

Saddleback is committed to providing accessible housing options to its employees. The Saddleback House is a new on-property development of affordable ski-in/ski-out rental housing for Saddleback's workforce.

With a target completion date of early December 2022, this will be the first ski-in/ski-out employee housing project of its kind in Maine. Some of its features include individual ski lockers and closets, shared amenities and affordable rents for a great on-mountain location.

Designed with shared living, kitchen and dining space,

Saddleback House will provide over 100 beds for employees living on the mountain, which includes year-round capacity.

## Modern A-Frames and Tiny Frames

The Parmachenee A-Frames at Saddleback are located on four tranquil acres adjacent to the Smelt Streamer Trail and served by the South Branch Quad. These homes are designed to be a modern, energy efficient twist on a traditional mountain A-frame. All 22 units are already under contract and many are completed.

Saddleback is also piloting a tiny-home development with traditional framed chalet-style homes at under 1,000 square feet. The site of the tiny home development is to be determined, but there will be more than 20 of these homes built over the course of the next year.

For more info on real estate at Saddleback, visit: [www.saddlebackmainerealty.com](http://www.saddlebackmainerealty.com).

## Solar and EV Charging at Saddleback

While the new lodge will be an exciting addition to the Saddleback experience, there are a host of other investments made at the mountain, including a 7-megawatt DC solar farm and the addition of electric vehicle

charging stations. These investments are part of Saddleback's larger commitment to sustainable development. The end goal is to harvest enough clean energy to power the mountain's lifts, lodge and snowmaking operations.

## Committed to Four-Season Recreation Saddleback Bike Park & Shop

Saddleback opened a network of downhill, single-track mountain bike trails in summer 2022. Located at South Branch, these trails connect to the lower mountain condominiums and to the Rangeley Lakes Trail Center further down the mountain access road.

Saddleback also opened the Saddleback Bike Shop, which offers a new fleet of bike rentals, service, parts, repairs and apparel. In the summer, Saddleback runs kayak, canoe and hiking trips as well, opening up access to the incredible four-season outdoor playground that is Rangeley.

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