



FACT SHEET • MAMMOTH LAKES, CALIFORNIA

In the heart of Mammoth Lakes, on the corner of Minaret and Main, Rockspring Residences brings a seamless balance of adventure, rejuvenation, and modern alpine design to the Eastern Sierra. Inspired by the region's geothermal springs, Rockspring combines nature-driven architecture, wellness, and full hotel services in a setting where exploration and restoration coexist effortlessly.

110

PRIVATE RESIDENCES

460—2,400+

SQUARE FEET • STUDIO
TO PENTHOUSE

30,000+ SF

INDOOR & OUTDOOR
AMENITIES

Fully Furnished

INTERIORS BY STUDIO
PCH

THE PROPERTY

- Located in the heart of Mammoth Lakes, across the street from The Village
- 110 luxury residences with a full array of services and amenities
- Studio-, one-, two-, and three-bedroom homes plus exclusive Penthouses, from thoughtfully planned studio layouts to Penthouse Residences of more than 2,400 square feet
- Panoramic mountain views, with private balconies in select residences and expansive penthouse terraces
- Architectural design defined by mountain-modern minimalism
- Electronic fob-controlled elevator access to private entry vestibule

THE AMENITIES

Over 30,000 square feet of masterfully choreographed indoor and outdoor amenity spaces, including a grand lobby with panoramic mountain views.

SPA & WELLNESS

Nordic Spa & Wellness Center — Heated pools, saunas, cold plunges, Jacuzzi, rain showers, and private treatment suites.

Relaxation Lounges — Wellness terraces inspired by Mammoth's geothermal springs.

Resort Pool Deck — Chaise lounges and towel service.

Fitness & Movement Studio — State-of-the-art equipment, yoga classes, and personal training.

DINING & CLUB

Private Members Club — Exclusive access to a full-service restaurant, private meeting areas, wine storage, curated events, and spectacular mountain views.

Restaurant & Bar — Refined, seasonally inspired California cuisine with wellness-minded options; après-ski cocktails, local wines, and shareable small plates by the fire.

SERVICES

Valet & Parking — Seamless arrival and departure, with secure underground parking.

Shuttle Service — To the lifts and Mammoth Yosemite Airport.

Concierge Service — For reservations, gear, and in-residence needs.

Pre-Arrival Residence Stocking — Your refrigerator and pantry stocked to personal preferences before arrival. Subject to availability.

Room Service — In-residence dining, delivered.

Property Management & Rental Program — Opt-in and professionally managed.

BUILDING & STORAGE

Ski Valet — Tuning, storage, and retrieval of skis, snowboards, and gear.

Bicycle Storage — Climate-controlled.

24-Hour On-Site Security — Controlled access throughout.

Pet-Friendly Building — Pets welcome throughout.

THE RESIDENCES

Defined by its mountain-modern architecture and inspired natural palettes, every material, texture, and tone draws from the surrounding landscape — snow, stone, timber, and sky — to create a home that feels both contemporary and timeless.

INTERIORS

- Furnished by Studio PCH** — Furniture, finishes, and materials selected as one scheme.
- Great Rooms** — Generously proportioned, with open floor plans.
- Ceilings & Walls** — Over-height ceilings with recessed down-lights and smooth-finish walls throughout.

OWNER'S SUITES

- Double walk-in closets
- Glass-enclosed shower with ceiling-mounted rain head, wall-mounted shower head, and handheld wand
- Free-standing soaking tub with feature wall
- Floating vanities with quartz countertops, back-lit mirrors, and integrated lighting
- Designer faucets, trim, and soft-close fixtures throughout

- Doors & Hardware** — Select residences with solid-core interior doors with casings and elegant designer hardware.
- Glazing** — Floor-to-ceiling, triple-panel, impact-resistant glass doors and windows for panoramic views.

KITCHENS

- Hand-crafted cabinetry with integrated LED task lighting
- Stone countertops with full-height backsplashes
- Full suite of professional-grade appliances and designer faucets

POWDER ROOMS

- Designer vanities, mirrors, and quartz countertops
- Single-lever faucets

DESIGN & LIFESTYLE

- Honest Materials** — Nothing here pretends to be something else. Stone is stone, timber is timber, and the joinery is meant to be looked at closely.
- Mountain Modern Design** — Inspired by Mammoth’s alpine landscape, Rockspring’s residences balance modern luxury, function, and form through grounded interiors shaped by depth, shadow, and atmosphere.

- Adventure Meets Wellness** — From first tracks to twilight soaks, Rockspring balances energy and stillness. Step from your door into the wilderness, then retreat to warmth, water, and light.
- Effortless Ownership** — A mountain home usually costs you a day at each end of the trip. This one gives those days back — you arrive, and you are simply there.

DEVELOPMENT TEAM

- Developer, Marketing & Sales** — AERIOS Properties
- Architecture** — Stanley Saitowitz | Natoma Architects — An influential San Francisco-based architecture firm renowned for its “strident form of Modernism.”

- Interior Design** — Studio PCH — An elite, full-service boutique architecture and interior design firm celebrated globally for creating high-end luxury hospitality and premium residential spaces.
- Landscape Architecture** — SWA Group — An internationally recognized landscape architecture, planning, and design firm known for creating thoughtful, place-driven outdoor environments.

MODERN MOUNTAIN RESIDENCES. AT THE HEART OF IT ALL, YET A WORLD APART.

DISCOVERY CENTER	The Village at Mammoth · 6201 Minaret Road, Suite 224, Mammoth Lakes, CA 93546 · beside Hugs Ice Cream
WEBSITE	rockspringmammoth.com
EMAIL	contact@rockspringmammoth.com
PHONE	(760) 933-5978

Buyer should rely solely on the written materials provided by Developer — including the California Department of Real Estate Public Report for Rockspring, the purchase agreement, declaration, CC&Rs, budgets, and other required disclosures — and not on any oral statement, rendering, or marketing material. This material is for general informational purposes only and is not an offer to sell or a solicitation to buy in any jurisdiction where prohibited; any offering may be made only in accordance with applicable law. All prices, plans, dimensions, square footages, finishes, features, amenities, and services are approximate and subject to change or withdrawal without notice, subject to applicable law and the purchase agreement. Renderings and photographs are conceptual, may depict items not included with a residence, and may include representative or off-site imagery. Square footages are approximate and may vary from as-built conditions. Buyer should independently verify all information deemed important.