



Designer **TURN-KEY**

**EXCLUSIVE FURNISHINGS TO COMPLETE YOUR
LEGACY RETREAT**

Immerse yourself in the epitome of luxury living with this exquisite home, boasting meticulously selected designer furnishings by the renowned Rumour Design team. Every aspect of this residence has been thoughtfully curated to harmonize effortlessly with its breathtaking features.

33550 RUSHING WATER LANE
STEAMBOAT SPRINGS, CO

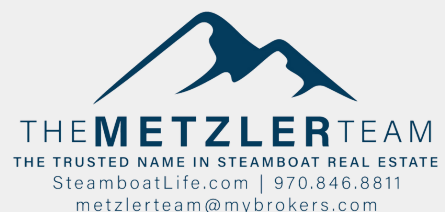









Image	Vendor	#	Item	Client Description
Artwork				
	WENDOVER ART GROUP	1.00	Ride I, 42 x 53	Giclee on Watercolor Paper, Hand Deckled and Floated on Mat
	WENDOVER ART GROUP	1.00	RIDE II , 42 x 53	Giclee on Watercolor Paper, Hand Deckled and Floated on Mat
	WENDOVER ART GROUP	1.00	Chief, 44 x 64	Giclee on Watercolor Paper, Hand Deckled and Floated on Mat
	WENDOVER ART GROUP	1.00	Along the Creek I , 34 x 34	Deckle and Float on Mat
	LEFTBANK ART	1.00	Looking West	36 x 30 Image brush gel, modern float, silver leaf frame

Dining Nook				
	LEXINGTON	1.00	Wooden Round Dining Table	Finish: Antico 60"W x 60"D x 30"H
	FOUR HANDS	6.00	Braden Dining Chair	Sleek armless styling and a cushy seat meet mid-century vibes with modern sophistication. Sculpted framing adds an architectural feel to rich top-grain leather in a mossy sage 24"W x 27.5"D x 37.25"H Seat Depth: 19.25" Seat Height: 21.5"













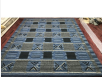




Dining Room				
	JAIPUR LIVING	1.00	9X12 Rug Pad	Extra Plush
	NEW MOON	1.00	Heirloom quality, 100% Tibetan wool, hand knotted, Navajo Inspired	Design inspired by Native American motifs from the American Southwest. Soft pile weave replaces the traditional flat weave of typical Navajo-inspired carpets, resulting in luxuriously soft, superior quality hand-woven rugs. Woven with the finest quality Tibetan wool using a vegetal dye blend, our Mesa rugs are the finest choice for a contemporary luxury lodge aesthetic. This particular design features hues of natural charcoal grey, red, dark brown and turquoise. This piece has been crafted by hand in our true 50 knot quality. 9x12
	NUEVO LIVING	1.00	Sorrento Sideboard	63"W x 18.5"D x 30"H Finish: seared oak door + seared veneer cabinet
	PHILLIPS COLLECTION	1.00	Origins Dining Table	120"W x 38"D x 30"H Material: Chamcha + brushed stainless steel Finish: Straight Edge Grey Stone

Image	Vendor	#	Item	Client Description
	LEFTBANK ART	1.00	40x60 Giclee Snow Bear	For wall above console: Artist:Curt & Stacy Howell Modern float silver leaf frame
	RC FURNITURE	2.00	Skara Head Dining Chairs	Upholstered in COM hair on hide leather. finish on wood arms and legs, Maybach
	RC FURNITURE	10.00	Skara Side Dining Chairs	Seat Back in Mohair Emerald Seat in Savage Jute

Entry				
	JAIPUR LIVING	1.00	4 x 6 Rug Pad	Extra Plush
	FEIZY RUGS	1.00	4x6 Rug for Entry Mambasa Noir	Clean contemporary designs possess a subtle shimmer and a soft hand lending light and elegance to modern and transitional settings. This stunning hand knotted collection is created with pot dye twisted viscose of varying thicknesses. The nature of this fiber and the method in which it is dyed give these rugs a unique character.
	TARACEA	1.00	Braga Console	Abstract metal + mirrored base 72"W x 16.5"D x 31.5"H
	NUEVO LIVING	1.00	Lucien Bench	Finish: black naugahyde seat + walnut stained ash frame 59"W x 19.8"D x 17.8"H
	KUSH RUGS	1.00	Pad for Runner to go down towards master bedroom,	
	KUSH RUGS	1.00	Runner to go down towards master bedroom, 44" x 12'8"Swedish Jan	Blue geometric runner, Swedish Jan All wool, hank knotted in India 44" x 12'8"
	KUSH RUGS	1.00	Pad for Runner, Cosmos 33" x 8'	
	KUSH RUGS	1.00	Runner TBD for placement, Cosmos 33" x 8'	Cosmos Wool and silk Hand knotted in Nepal 33" x 8'
	KUSH RUGS	1.00	Pad for Runner for hall from mudroom	
	KUSH RUGS	1.00	Runner for hall from mudroom, Atlas Isa 42" x 15'	Atlas Isa Wool plush pile with high/low accents Handmade in India 42" x 15'





Game Room				
	VANGUARD FURNITURE	1.00	Sectional Sofa by Vanguard	2 corners chairs + 2 armless chairs + 1 bumper ottoman Upholstered in Crypton Performance fabric, Tuck Graphite. Back cushions in Bliss Comfort Toss pillows in Balto Wolf, (very soft faux fur)

Image	Vendor	#	Item	Client Description
	VANGUARD FURNITURE	2.00	2 Swivel Chairs	Upholstered in Denim tribal print Bliss spring down seat Feather lux back pillow Navy velvet accent pillow 34"W x 39"D 35"H
	VANGUARD FURNITURE	1.00	Oval ottoman	60"W x 34"H x 18.5H Upholstered in faux leather, Jerome Charcoal
	BROWNSTONE FURNITURE	6.00	Sheldon Dining Chairs	6 chairs to go around game table Solid teak with black matte, metal stretcher Textured, Crypton fabric in Beach color 23"W x 25"Deep x 33"H Arm height: 26"H
















Great Room				
	JAIPUR LIVING	1.00	12 x 15 Rug Pad	Extra Plush
	NEW MOON	1.00	10x13 Area Rug, 100% Tibetan wool	Soft pile weave Navajo Inspired superior quality hand-woven rugs. Woven with Tibetan wool hues of natural charcoal grey, red, dark brown and turquois 10x13
	RC FURNITURE	1.00	Damien Sofa	104 x 41 Upholstered in performance fabric Rockport Oreo, Wood base 2 seat, 4 back, finish Vuitton, seat and back in foam core with 10/90 white goose down Wood base finish Vuitton Custom 20" and 22" pillows 2- 20" pillows, COM Tucson Hawk
	RC FURNITURE	1.00	Damien Loveseat	Upholstered in performance fabric Rockport Oreo Wood base finish Flint Seat and back in foam core with 10/90 white goose down 65 x 41
	LEE INDUSTRIES	2.00	Quest Coal Arm Chairs	For fireplace seating area Taos smoke, Nail heads hammered gunmetal, finish on legs black walnut on oak Upholstered in performance fabric Quest coal, Back pillow Inner spring core with down/feather wrap
	RC FURNITURE	1.00	Coffee Table	Oak Legs in dark finish Top in light taupe finish 54 x 54
	LEE INDUSTRIES	2.00	Low Seating Chair	Low seating, shin toasters, Seat upholstered in Sherpa cloud inside back and outside back in black
	JAIPUR LIVING	1.00	8X11 Rug Pad	Extra Plush
	JAIPUR LIVING	1.00	Area Rug for Seating Area	Scandinavian Nordic Croix Flat weave 100% wool 7.10 x 9.10
	RC FURNITURE	4.00	La Brea Arm Chairs	Around coffee table Upholstered in Pindler fabric 6911 Harding
	RC FURNITURE	1.00	48" Coffee table	Pairs w/LaBrea chairs Stone top + metal legs

Image	Vendor	#	Item	Client Description
	FOUR HANDS	2.00	Antique White Marble Drink Table	Overall Dimensions: 10.00"w x 10.00"d x 18.75"h
	ARTERIORS HOME	1.00	Rust Velvet Stool	21"H x 23"D
	ARTERIORS HOME	1.00	Brown + White Hide Stool	18"H x 21"D
	ARTERIORS HOME	1.00	Avalon Swivel Ottoman	Color: swiss coffee 21"H x 23"D
	NOIR FURNITURE	1.00	Alonzo Side Table	Material: Marble + Metal 24.5"W x 13.5"D x 23"H
	ARTERIORS HOME	1.00	Elden Floor Lamp	H: 68.5IN DIA: 26.00IN *To Replace First Selection that was not available.





Hearth Room				
	JAIPUR LIVING	1.00	9X12 Rug Pad	Extra Plush
	JAIPUR LIVING	1.00	9'X12' Area Rug- Trendier	Handloomed 60% Wool 40% Viscose Thickness: 1/3"
	FOUR HANDS	1.00	Hudson Side Table	Colors: Bronzed Iron + Natural Yukas 17.5"W x 14"D x 22"H
	LOLOI RUGS	2.00	22" Square Throw Pillow	100% Acrylic with Down Fill 22"x 22"
	RC FURNITURE	1.00	Amiri Sofa with Chaise	Facing new TV area Upholstered in performance fabric on seat and back cushions Mascot Haze Leather around the outside of sectional Scully Linx Seat and back in foam core with 10/90 white goose down
	FOUR HANDS	1.00	Carmel Sideboard Table-Black Wash	Materials: Mango Wood, Cane, Iron Overall Dimensions: 72"W x 18"D x 31"H
	ETHNICRAFT	1.00	Oak Rise Side Table	Made of solid oak with a varnish finish + black metal legs 20"W x 12"D x 22"H
	LEE INDUSTRIES	1.00	Coal Jennings Ottoman	To go with chair Coal Jennings Plaid Fabric 98% Cotton 2% Poly 23"W x 18"D x 14"H Ottoman
	PHILLIPS COLLECTION	1.00	Skipping Stone Grey Coffee Table	Material Chamcha, Iron 46"W x 24"D x 17"H

Image	Vendor	#	Item	Client Description
	FOUR HANDS	1.00	Nira Framed Textile	Textile of jute and cotton blend features a global-inspired pattern for a beautifully storied look. Natural American maple framing adds a museum-quality finishing touch. 34"W x 40"H
	FOUR HANDS	1.00	Nadim Framed Textile	Textile of jute and cotton blend features a global-inspired pattern for a beautifully storied look. Natural American maple framing adds a museum-quality finishing touch. 34"W x 40"H

Kitchen				
	NUEVO LIVING	3.00	*REDUCED PRICE* 3 Barstools	*Barstools on Estimate were not available* Clean cut lines create a strong frame for the Anita bar stool. The stools solid oak legs are slightly angled, forming an intriguing profile. A soft leather seat and back add comfort and contrast to the strong wood details.
	ETSY	1.00	2.6x7.25 Ft Runner, Turkish Runner	Vintage from the 1930s Materials: Wool Length: 7.25 feet Width: 2.56 feet




















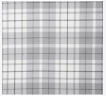
Knox + Sadies Room				
	FOUR HANDS	1.00	Baxter Nightstands	Night stand to go between twin beds 22.5"W x 15"D x 24.5"H Reclaimed pine
	POTTERY BARN	1.00	Gray Faux Fur Anywhere Beanbag	31"Dia Slipcover is made from 100% cotton twill.
	FOUR HANDS	2.00	*QTY CHANGED* Floor Pillows	*Quoted as a set, but sold as individuals 30"W x 11"D x 30"H Materials: 100% Cotton, 55% Wo 35% Ju 10% Co
	POTTERY BARN	1.00	Pink Faux Fur Anywhere Beanbag	31"Dia Slipcover is made from 100% cotton twill.
	WEST ELM	1.00	Blue fur pillow for Knox's bed *ADDED* Insert	16x16 Color: Velvet Ink
	WEST ELM	1.00	Insert for Blue fur pillow for Knox's bed	Down insert
	WEST ELM	1.00	Pink Pillow for Sadie's Bed *ADDED* Insert	16x16 Color: Rosette
	WEST ELM	1.00	Insert for Pink Pillow for Sadie's Bed	Down insert
	SCHOOLHOUSE ELECTRIC	1.00	Mountains ABC Print	By Coco Lapine Design 19.5" x 27.5" Black Metal Frame
	LOLOI RUGS	2.00	P0926 Teal / Multi Pillows	16" x 26" pillows for built window bench Down Filled

Image	Vendor	#	Item	Client Description
	ETSY	1.00	Original Canvas Teepee Package	47" x 47" Includes Poles, Floor, Window, Pocket, LED Light
	FEIZY RUGS	1.00	8x10 Burke Atlantic Area Rug	Area rug Wool & Viscose 8' x 10'
	HOWARD ELLIOTT	1.00	Howard Elliott, Isa Mirror, 40 x 40 , Bright Nickel finish	

Lower Level Bedroom				
	ARTERIORS HOME	2.00	Violetta Table Lamp	For nightstands 23"H x 15"D Black shade + brass finishes
	NOIR FURNITURE	1.00	Mansard King Bed	81"W x 87"D x 60.5"H Eastern King, Teak and Leather
	MADE GOODS	2.00	Leland Tweed + Leather Nightstands	18"L x 18"W x 28"H Tweed Fabric + aged camel full grain leather
	ARTERIORS HOME	1.00	Christophe Bench	At end of bed 18"H x 59"W x 27"D Finish: Indigo + Dark Blue Leather + Dark Walnut
	LEE INDUSTRIES	2.00	Cozy Raspberry Chair	55"W x 48"D x 31"H Inside: 40"W x 34"D x 15"H 53%Viscose; 47% cotton
	FOUR HANDS	1.00	Cuzco Six Drawer Dresser	70"W x 20"D x 35"H Finish: Natural yukas
	LOLOI RUGS	1.00	Throw Blanket T0027 Multi	4'2" x 5' 100% Acrylic
	PINDLER	2.00	Seymour Flint Fabric for 14 x 40 accent pillow	PINDLER SEYMOUR FLINT for 14" x 40" accent pillow
	HOWARD ELLIOTT	2.00	Trenton Vanity Mirror	Vanity mirrors to replace red mirrors 30 x 40 Rectangular stainless steel frame















Master Bedroom				
	LEE INDUSTRIES	1.00	King Bed	Headboard height 60", COM fabric in center panel of headboard, Black and White Inverse Leather border around headboard, leather footboard and side rails. tapered feet. Mocha on oak wood finish
	KRAVET	1.00	9x12 Sea Rock Area Rug	9 x 12 Area rug to go in front of bed and partially under bed Hand loomed wool

Image	Vendor	#	Item	Client Description
	JAIPUR LIVING	1.00	8X11 Rug Pad	Extra Plush
	VISUAL COMFORT	2.00	Bedside Lamps	32"H x 20"W 2-60 Watt bulbs w/pull chains Finish: Bronze
	MADE GOODS	2.00	Bedside Tables	30"W x 18"D Finish: black shagreen + walnut veneer
	NOIR FURNITURE	1.00	Quadrant 2-Door Chest	52"W x 23"D x 33.5"H Material: Walnut Finish: Washed Walnut
	MOES HOME	1.00	Appa Bench	60"W x 16"D x 18.5"H Appa black + white hair on hide bench at foot of bed
	RC FURNITURE	1.00	Archer 1 Arm Chaise	Left arm facing Upholstered in "Social Storm" 100% polyester with seat and back cushion in Sheep skin cream Contrast arm pillow in ACDC color pine
	RC FURNITURE	1.00	Inspire Arm Chair	Coordinating with chaise, upholstered in "Social Storm" seat and back in Sheepskin
	RC FURNITURE	3.00	ACDC Pine Pillows	Three additional pillows in ACDC pine for chair and window seat
	RC FURNITURE	1.00	Inspire Ottoman	26 x 19 upholstered in Social Storm
	JAIPUR LIVING	1.00	8X11 Rug Pad	Extra Plush
	NUEVO LIVING	1.00	Dixon Side Table	21 x 21 x 21 Small round side table to go between chaise and arm chair Refined understatement characterizes the Dixon side table. The simplicity of the design, in natural American Walnut and brushed stainless steel, is also its charm, expressing a light, contemporary minimalism.
	OVERLAND	1.00	Premium-grade genuine Australian sheepskin 8-pelt rug	84.30" long, 70.90" wide color Wolf tipped






Office				
	JAIPUR LIVING	1.00	8X11 Rug Pad	Extra Plush
	FOUR HANDS	1.00	8'X10' Area Rug	Hand-loomed of jute and cotton, geometric patterns give a global-like look to this dark charcoal and cream area rug, with fringe detailing for extra flair. INOM-012-0810

Image	Vendor	#	Item	Client Description
	ARTERIORS HOME	1.00	Belden Floor Lamp	64"H x 23"D Finish: Bronze
	FOUR HANDS	1.00	Utica End Table-Dry Walnut	21.75"W x 17.75"D x 22"H

Powder Room				
	BUILD	1.00	Austi Decorative Iron Mirror	Vanity Mirror Signature Hardware 18W x 36H
























Rileys Room				
	FOUR HANDS	2.00	Nightstand in Juniper Green	20"W x 20"D x 26"H
	WESLEY ALLEN	1.00	Quincy Queen Canopy Bed	Finish: Opaque white Fabric on headboard: Pure white vinyl 84"Headboard height x 84"Footboard height
	FOUR HANDS	1.00	*DAMAGE DISCOUNT* Van 7-drawer dresser in juniper green	*Price Reduced 58.25"W x 19"D x 33"H Colors: Aged Brass, Juniper Green Materials: Stainless Steel, Engineered Hardwood
	FOUR HANDS	1.00	Trey Bookcase in Auburn Poplar	35"W x 17"D x 83"H Colors: Natural Iron, Auburn Materials: Iron, Solid Poplar,
	POTTERY BARN	1.00	Swivel Desk Chair	23.5"W x 23"D x 30.5-33.5"H Sherpa Faux-Fur Ivory Wingback Brushed-steel base topped with a soft, stylish seat. Polyester fill. Recycled sherpa fabric is made from 100% recycled polyester; polyester fabric is made from 65 recycled plastic water bottles. Adjustable seat height; rolls on casters.
	POTTERY BARN	1.00	30" Wall Mirror	Above dresser
	ARTERIORS HOME	2.00	Bedside lamps	29"H White porcelain + white linen shade 150 Watts
	JAIPUR LIVING	1.00	8X11 Rug Pad	Extra Plush
	KATIE KIME	10.00	*QTY INCREASED* Horse + Tassel Fabric Blue for top of duvet cover	Needed more yardage than estimated. Cotton/Blue Top of Duvet Cover
	SCHUMACHER	3.00	SAKURU IKAT- INDIGO Fabric for Two King Shams	

Image	Vendor	#	Item	Client Description
	JAIPUR LIVING	1.00	*CHANGED* 9x12 Linnet Ardis Area Rug	

Upper Guest Room				
	ARTERIORS HOME	2.00	Escambia Table Lamp	For nightstands 27"H x 20"D Finish: Black + white sketch
	FOUR HANDS	1.00	Berkley Queen Bed	64.25"W x 84.5"D x 59"H Materials: 85% Poly/15% Linen, Iron
	FOUR HANDS	0.00	*CREDIT* Berkley Queen Bed	
	FOUR HANDS	1.00	Leather Strap Bench At End of Bed	57"W x 17"D x 19"H Materials: Oak, Top Grain Leather
	FOUR HANDS	1.00	Trey 7-Drawer Dresser in Auburn Poplar	70"W x 18"D x 35"H Materials: Iron, Solid Poplar, Top Grain Leather
	FOUR HANDS	2.00	Shadow Box Nightstand	24"W x 24"D x 24"H
	CB2	1.00	Bia Tassel Pest Velvet Lumbar Pillow	18"x12" Down feather insert
	CB2	2.00	23" Square XBase Pillows	100% cotton Reverses to solid natural Down-alternative insert
	CB2	1.00	Handwoven Dorado Toe Warmer-Full/Queen	Handwoven Cotton/poly/acrylic blend
	JAIPUR LIVING	1.00	8x10 Handwoven Mendoza Rug	100% Wool Handwoven
	JAIPUR LIVING	1.00	8X11 Rug Pad	Extra Plush
	MADE GOODS	1.00	Malena Mirror	New vanity mirror, 30 x 40 Resin and bone,

ADDITIONAL ITEMS TO BE INCLUDED

- Two twin beds
- All seating in the office
- Benches in primary bathroom and closet
- Fully-stocked kitchen, equipped with top-of-the-line appliances and all the essentials
- Workout equipment (minus Peloton bike)
- 4 pieces of photography from Jace Romick Gallery
- Flag painting

*Full list subject to change