

Three Rivers Resort • 970.641.1303 • email@3riversresort.com
2025-2026 Long Term Rental Rates - Lease through April 30, 2026

Type	Unit #	#PPL	Rent	Price/person	Utils Incl	No Pets	Move-In Date**
1 Small Studio	Cabins 7, 8-	1	\$800	\$800	No		11.1.25
		2	\$900	\$450			
1 Lg. Studio	Cabins 3, 4, 5, 10, 11	1	\$900	\$900	No		11.20.25
		2	\$1,000	\$500			
1 Bedroom	Cabins 9, 23, 24, 25, 30	1	\$1,000	\$1,000	No		11.20.25
		2	\$1,200	\$600			Two start 11.1.25
1 Bedroom	Cabin 1	1	\$1,000	\$1,000	No	NO	11.20.25
		2	\$1,200	\$600			
Lodge Rooms	A, B, C, D, F, G	1	\$900	\$900	Yes	NO	10.15.25 to 11.15.25
Hotel Rm w/kitchenette		2	\$1,250	\$625			
Mountain Chalet 1BR + sleeping loft	31, 32, 33, 34, 35, 36, 37, 38	1	\$1,000	\$1,000	No		Most 11.1 or earlier
*Gas heat		2	\$1,200	\$600			
Mountain Chalet 1BR + sleeping loft	43, 44, 49	1	\$1,000	\$1,000	No		11.1 to 11.15
*Electric heat, can be expensive		2	\$1,200	\$600			
George Bailey Apt	GBL	1	\$1,200	\$1,200	Yes	NO	11.1.25
2BR + laundry		2	\$1,600	\$800			
3 Bedroom	Cabin 13	2	\$1,950-	\$975	No		11.20.25
		3	\$1,950-	\$650			
		4	\$2,200-	\$550			
Mobile Home	#8	1-2	\$1,600-		No		Oct. 7
2BR, 1BA + laundry							
Mobile Home	#17	1-2	\$1,400-		No		ASAP
2BR, 1BA							
Mobile Home	#18	1-2	\$1,000-		No		9.1.25
2BR, 1 BA + laundry							
Mobile Home	#19	1-2	\$1,000		No		11.1.25
1BR, 1 BA +laundry							
Mobile Home	#21	1-2	\$1,000-		No		10.15.25
1BR, 1 BA +laundry							
Mobile Home	#22	1-2	\$1,600-		No		10.15.25
2BR, 1 BA +laundry							
Mobile Home	#25	1-3	\$2,100-		No		11.7.25
3BR, 1 BA +laundry							
Mobile Home	#28	1-2	\$1,000-		No		10.5.25
1BR, 1 BA + laundry							
Mobile Home	#29	1-2	\$1,600-		No		11.1.25
2BR, 1 BA + laundry							possibly sooner
Mobile Home	#30	1-3	\$2,100		No		10.15.25
3BR, 1BA + laundry							
Mobile Home	#31	1-2	\$1,600-		No		11.1.25
2 BR, 1BA +laundry							possibly sooner
Mobile Home	#32	1-2	\$1,400-		No		9.20.25
2BR, 1BA							
Mobile Home	#33	1-3	\$2,100-		No		10.7.25
3BR, 2BA +laundry							
Mobile Home	#36B	1-3	\$2,400-		No		10.20.25
3BR, 2BA +laundry							

****MORE UNITS ON PAGE 2****

Type	Unit #	#PPL	Rent	Price/person	Utils Incl	No Pets	Move-In Date**
Mobile Home	#37	1-2	\$1,600-		No		9.1.25
2BR, 1BA +laundry							
Mobile Home	#38	1-3	\$2,400		No		10.15.25
3BR, 2BA +laundry							
Mobile Home	#39	1-3	\$2,400		No		TBD
3BR, 2BA +laundry							
Mobile Home	-#44-	1-3	\$2,400-		No		ASAP
3BR, 2BA +laundry							option to furnish
Fly Shop Apt.	FSA	1-2	\$1,200		Yes	NO	12.7.25
Studio, laundry							

some may be available sooner or later than dates above depending on bookings for hunting seasons

Long Term Cabin Rentals – Lease MUST go through April 30, 2026, unless specified

- Three Rivers Resort offers long term lodging from November through April (some available earlier). Daily free bus service from Gunnison to Crested Butte stops in Almont. Schedule available online or in our office.
- We are ideally located ten miles north of Gunnison and twenty miles south of Crested Butte.
- Daily free bus service from Gunnison to Crested Butte stops in Almont. Schedule available online or in our office.

The following information applies to all long-term rentals:

- First and last month rent due upon move-in along plus a security deposit equal to one month of rent.
- 1 Dog is allowed in **some** units with management approval and: a one-time, non-refundable fee of \$150 plus an additional refundable deposit of \$300 is required upon move-in.
- No refunds are given for early departures. Lease will go through April 30th unless otherwise specified.
- To hold a cabin: complete an application and once approved, pay a non-refundable application fee equal to one month of rent. This will be applied to your security deposit on the first day of your lease. If you cancel your housing reservation before the lease begins, the fee will not be refunded.
- Rent includes Sewer, Water and Trash. Electric and Gas are additional except where noted.
- Some units include TVs, DirecTV service and shared resort Wifi network.
- Private Wi-Fi is available at your cost with Lumen for DSL or any other carrier for the Almont area.
- Verizon, AT&T, and T-Mobile cell phone carriers work in Almont to some degree.
- Housing references and employment verification are required.
- Monthly inspections will be conducted throughout the lease period on a regular schedule with notice given.
- NO SMOKERS. Smoking cigarettes, marijuana or any other smoke-producing implement is prohibited inside.

Cabins include furniture only. YOU supply all linens, towels, kitchen items (dishes, pots/pans, small appliance), shower curtains, trash cans, etc. The furniture supplied remains in the unit and will not be moved out.

Mobile Homes include furniture, kitchen items, shower curtains, trash cans. You supply linens & towels. All supplied furniture and furnishings remain in the unit and will not be moved out.

NO HOT TUB ACCESS FOR ANY WINTER RENTALS!

Fines and possible termination of the lease for:

- Late utility payments-\$10 per day
- Late rent payments-\$10 per day
- Returned checks-\$35
- Subletting-\$75
- Having unaccounted renters-termination of lease
- Extra cleaning at the end of the lease - \$35 per hour
- Damage to the unit-Parts and labor at \$55 per hour (½ hour minimum of \$35)
- Smoking of cigarettes or marijuana - Minimum of \$250 per incident and possible termination of lease.
- Abandonment of the unit - Tenant is charged the entire amount of the lease and any personal property forfeited.
- Lost keys-\$10 each - if lock re-set is needed: \$75