



THE OBSERVATORY

A VICEROY RESORT

*The art
of living well.*

Debuting in Fall 2026, The Observatory Sun Valley, A Viceroy Resort will soon bring its signature style of hospitality and luxury residences to Sun Valley, one of Idaho's most iconic mountain destinations. Situated in downtown Ketchum, the resort will feature 73 guest rooms, 12 penthouse residences, and an extensive array of amenities, including a full-service spa, fitness center, dipping pool, rooftop observatory, restaurant, café, bar, and a mountain lounge for year-round adventure planning and gear storage. Located within the Central Idaho Dark Sky Reserve, the resort will offer guests the rare opportunity to experience some of the clearest, most star-filled skies in the country. Designed to be both a refined retreat and a vibrant community hub, the resort will welcome guests and locals alike to connect, unwind, and explore the beauty of Sun Valley throughout the year.

Located at 300 River Street East in the heart of Sun Valley, Idaho, The Observatory offers a prime location steps from downtown Ketchum's charming shops, galleries, and restaurants. Set against the backdrop of the Sawtooth Mountains, the resort provides easy access to world-class skiing, hiking, and year-round outdoor adventures in one of the country's most iconic alpine destinations.



85 KEYS

73 guest rooms, 12 branded residences

2 RESTAURANTS & BARS

Inspired by Idaho's night skies

5,000 SQ FT SPA

6 treatment rooms, 24-hr fitness

OUR PARTNERS

De Reus Architects
Arcasa
Taylor Woodworks Sun Valley
Red Star Ironworks
Stone Art Gallery / Luxestone
Davies Reid Rugs and Tribal Arts



SPA

Philosophy: focused on rejuvenation and longevity, with a recovery angle tailored to Sun Valley's active demographic. **Facilities:** sauna, steam rooms in locker rooms, co-ed interior thermal pool, outdoor pool (year-round, open to sky), hot tub, and dipping pool. 5,000 square feet with 6 treatment rooms. **Wellness offerings include:** Hot, Cold, Wet therapy; Longevity (TBD); 24-hour Fitness Room.



WEDDINGS, EVENTS & MEETINGS

4,000 sq. feet of flexible event space and a rooftop Observatory—filling a significant gap with the only dedicated conference rooms in downtown Ketchum.



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The Observatory consists of a 12-16" Ash Dome that houses a PlaneWave CDK17 (17") telescope on a PlaneWave L-500 mount. The CDK17/L-500 platform will also contain a TeleVue refractor system on the outside of the fork arm and an Ultra Wide Field setup on the top of the CDK17. All telescopes will utilize astrophotography cameras for capturing celestial object images that can be displayed on various devices. The dome and telescope systems can be remotely controlled by the hotel. Images from the telescope are broadcast live to TVs in every guest room, meaning the night sky is always present in the hotel.

DINING

JOAN

Named in honor of Andy Blank's mother, Joan is The Observatory's signature restaurant, inspired by Idaho's night skies and the warmth of mountain hospitality. The culinary experience celebrates elevated American cuisine rooted in local ingredients, seasonal rhythms, and the spirit of the Wood River Valley, with a philosophy centered on simplicity, seasonality, and connection.

Beyond dinner service, Joan serves as a gathering place for memorable culinary experiences, including celestial-inspired dinner series, intimate prix fixe menus, and curated stargazing events. The cocktail program is guided by three pillars: craft, terroir, and celestial storytelling, showcasing Idaho-sourced spirits and thoughtful ingredients that reflect the region's unique character.



JOAN BAR

Joan Blank is described as a performer, patriot, horsewoman, and beloved Ketchum local. The concept is 'an elevated lobby bar' designed as a modern mountain gathering place blending neighborhood intimacy with Viceroy polish. Designed for guests and locals alike.

ODIN'S CORNER

The playful spirit of adventure is embodied at this all-day café, where locals and visitors can find fuel for exploration and a place to toast a day well spent in the mountains with options that highlight local ingredients and exceptional coffee.



ANDY'S WATERSHED AT THE OBSERVATORY

Unwind poolside with a signature cocktail and a menu of fresh, elevated bites. A menu of handcrafted drinks features the best that Idaho has to offer, with spirits produced nearby and flavors that embrace the warm, grounded, and vivacious energy of the region.

