

Best Buys of Steamboat

The Best Real Estate Opportunities in the Market Today

Homes, Townhomes & Condos

BEST OF THE BEST!



Bank "Wants an Offer"

Well constructed 4br / 3.5ba home in one of Steamboat's most desirable neighborhoods. Overlooking the Rollingstone Golf Course, and backing to a XC ski and bike trail, this 4,900 square foot home is beautifully finished with Brazilian cherry floors, granite counter tops, custom vanities built in shelves and art nooks. Spacious master bedroom with two way fireplace, media room and game room add to the fun. This is a short sale, and the bank is heavily involved. Listed at \$1.5m.

Seller represented by Joan Conroy, Steamboat Village Brokers

Last One!

Brand new 1,153 sf, 2br / 2ba First Tracks condo. Just a short walk to the Wildhorse Gondola. Developer owned and the last 2 br remaining. \$239,000
Seller represented by Kerry Shea, Wildhorse Meadows Real Estate



Less Than \$150 / Sq Ft!

Spacious 1,934 sf multi-level condo within walking distance to the slopes, shops and restaurants. 2br+, 3ba, large living room with wet bar, views and parking garage! \$289,500
Seller represented by Ken Gold, Prudential Steamboat Realty



Priced to Sell

3br / 2.5ba Woodbridge townhome in great condition, 1 car garage and ski area views. Multiple decks and over 1,300 square feet spread over 3 levels provide a good deal of privacy for a home of this size. At \$199k, this property could possibly cash flow for an investor, or would make a great primary residence.

Seller represented by Darrin Fryer, Prudential Steamboat Realty



Income Galore!

Let one of the world's most respected hotelier's manage your slopeside condo and send you a rental income check every month at The Sheraton Steamboat Resort...Steamboat's #1 ski in/out location. Over \$80k in 2010 renovations for this 1br / 1ba condo provides a turn-key investment for the next owner. Last Sheraton condo sold for \$1,121/sf. Listed at \$546/sf, or \$369k
Seller represented by Dean Miller, Rockies Realty of Steamboat



Receive the **LATEST Steamboat foreclosures via email** as soon as they hit the market.

Buyer's Resource Foreclosure Hot Sheet

Give us a call today, at 877.970.8885 or email at Info@BuySteamboat.com.

About this Hot Sheet...

Buyer's Resource Real Estate, an Exclusive Buyer's Broker, is committed to keeping our clients up-to-date on properties that represent the best opportunities in the market today. This Hot Sheet represents, through our research, some of those properties.

We do not accept any listings. Therefore, selections are compiled from over 2000 properties for sale (advertised or unadvertised) via REALTORS®, owners and developers. Properties are selected objectively and without bias, based on their existing merits, and additional price and term negotiation may be possible. To better understand each property, we have identified misgivings as well as features, as every property has certain nuances that our clients need to be made aware.

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www.BuySteamboat.com



Best Buys of Steamboat

The Best Real Estate Opportunities in the Market Today

Lots, Acreage & Ranches

BEST OF THE BEST!



An Easy Walk to the Wildhorse Gondola

Wonderful opportunity to buy a lot at The Range, a single family home development in Wildhorse Meadows. Originally purchased for \$485,000, this .14 acre lot will be in the middle of one of the ski base area's most dynamic developments. Walk to the gondola, Strings Music Pavilion, Tennis Center, Recreation Fields, playground and more. Now listed at only \$260,000!

Seller represented by Ken Gold, Prudential Steamboat Realty

Triple Diamond Ranch - Foreclosure

Over 331 acres, with 5,000 sf main residence featuring breathtaking Elk River Valley and mountain views. Fully equipped horse operation with large indoor riding arena, 5 stall barn, office, tack room and storage, separate heated shop/garage with office, fenced pastures, live-stock shelters, well maintained fencing, pastures, 6br guest / caretakers house and separate barn with shop, stalls and storage shed. Only 15 minutes from town. Can be subdivided. Vacant land parcels in this area are selling for \$10,500 / acre. This property, with all of the infrastructure and improvements, is listed at only \$9,100 / acre! \$3m

Seller represented by Darrin Fryer, Prudential Steamboat Realty



Live On Stagecoach Lake!

The ultimate lot on Stagecoach Lake. Park your boat in front of your house with this .48 acre lot on "The Point". Panoramic views of the lake, the Flattop Mountains and Blacktail Mountain. Fish year 'round, bike, hike or jog around the lake in the summer, and wintertime can be enjoyed cross country skiing or snowshoeing...all from the

convenience of your back door! Excellent for solar. \$129,000
Seller represented by Sharon Pace Ward, Prudential Steamboat Realty



In-Town Steamboat Lot

Aspen covered .30 acre parcel ideally located between downtown and the ski area. Fairly level building site with soils test, survey and

house plans done! Seller purchased for \$125k. Listed very well at \$99,900.

Seller represented by Suellyn Godino, Prudential Steamboat Realty



Selection Criteria

Location 🚗 Scarcity 🚲 Quality 🏠 Price 📈 Resale Marketability 🏡 Comparative Analysis 📊 Upside Appreciation



Buyer's Resource Real Estate exclusively works for buyers, locating the best property to meet buyer's needs, then negotiating the best price and terms.

Let us know if you'd like more information on one of these great buys or if we can conduct a personal search for you.

Call Today!
Toll Free
877.970.8885
Our service is also Free!