

Best Buys of Steamboat

The Best Real Estate Opportunities in the Market Today

BEST OF THE BEST!

Homes, Townhomes & Condos



Beautiful Cascades Townhome

This beautiful four bedroom and four bath, 2,725 square foot townhome has had a substantial price reduction from \$994,000 to \$619,000. It has a wonderful floorplan featuring an open living / dining / kitchen area with a river rock fireplace. The lower level includes a large den, two bedrooms and baths and a laundry for a large family. The oversized deck is accessible from both the living room and master bedroom. Although it backs to Walton Creek Road, this is a great buy at only \$227/sq ft. Seller represented by Sharon Beaupre, Colorado Group Realty

Very Affordable 3 Bedroom Villas Condo

Three bedroom and bath, top floor, corner condo with the flexibility of being a primary residence, second home or rental property. Additional features include an open, airy floorplan, attached garage, excellent condition, low association dues and across the street from the free city bus. The last three bedroom Villas condo sold for \$530,000, and this one is listed for only \$389,000. Sold unfurnished.

Seller represented by Chloe Lawrence, Steamboat Village Brokers



Least Expensive Slopeside 3 BR!

The best location & views in the Storm Meadows buildings come with this top floor condo with ski area, South Valley and Flat Top Mountain views. One of the lowest priced condos / square foot at \$444, a true Best Buy at \$464,900 with new kitchen, vaulted ceilings and in-unit washer & dryer.

Seller represented by Wayne Ranieri, Steamboat Village Brokers



Rare Offering on the Elk River

Beautiful 5 bedroom home situated on a hill overlooking the Elk River and Mad creek, River Bend Ranch is located only 7 miles from Steamboat. With over 1.5 miles of the river and 35 acres of land, this property offers both fly fishing and equestrian opportunities. The home is over 4,100 square feet and recent renovations provide move-in ready living. Offered at only \$1.495m.

Seller represented by Cam Boyd, Prudential Steamboat Realty

INSTANT EMAIL ALERTS ARE NOW AVAILABLE!

Do you have a specific type of property in mind?

Let us know what is most important to you and we will be able to let you know when the exact property comes on the market. To sign up, give us a call today or email us at info@BuySteamboat.com.



Real Estate of Steamboat

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 without any possibility negotiating price or terms other than what is currently offered. 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 of.

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Best Buys of Steamboat

The Best Real Estate Opportunities in the Market Today

Lots, Acreage & Ranches

BEST OF THE BEST!



Dynamic Lot Listed Below Original Purchase Price!

Great lot ready to build with a wonderful location in Wildhorse Meadows. Walking distance amenities include the gondola, tennis center, athletic fields, Strings in the Mountains Center, and more! The lot borders open space and offers Ski Area, Emerald and Flat Top Mtn. views. In the future, Wildhorse owners will enjoy use of The Ranch House, Wildhorse Athletic Club Steamboat Country Store and trail system. All utilities are to the lot line. In a neighborhood that already has a spec home setting the standard at \$3.295m, this price, of \$495,000, is a great value (lot values typically represent 25% to 35% of total value).

Seller represented by Nick Metzler, Colorado Group Realty

Own Your Own Recreation Paradise!

Located just one mile south of Routt National Forest and 25 miles northwest of Steamboat, this 3,621 acre ranch is perfect for the hunter. It offers excellent outdoor recreation, including hunting (deer and elk), fishing (over three miles of Elk Head Creek and reservoirs), snowmobiling, camping, and any thing else your heart desires with a parcel of this size. 250 acres of irrigated hay ground produces over 500 tons of hay annually. Electricity is approximately 1 mile away. Priced at only \$1,000 per acre (half as much as other surrounding parcels) at only \$3,621,300. Seller represented by Bill Dulan, High Mountain Sotheby's Realty



5 Acre Horse Property

An easy building site with fabulous views to the ski area, Flat Top Mountains and Sleeping Giant make this Elk River Estates home-site an excellent value. Horse lovers will have plenty of room for their critters. Telephone and

electric are to the lot line. Aggressively priced at \$299,000. Seller represented by Suellyn Godino, Prudential Steamboat Realty



5 Beautiful Acres Near Town for \$150k

Pine Springs is a 16 lot subdivision only a few miles south of Steamboat. Each lot is five acres in size, but the Routt County Planning Department deems it an illegal subdivision. Lot owners receive deeds to their property but are still billed for property taxes. Owners can use their property to camp or hunt, or give us a call and we can discuss some other interesting ideas on why this made our list!

Seller represented by Paul Hands, Paul Hands Realty



Selection Criteria

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



Real Estate of Steamboat

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!
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877.970.8885
Our service is also Free!