

# Best Buys of Steamboat

The Best Real Estate Opportunities in the Market Today

**BEST OF THE BEST!**

## Homes, Townhomes & Condos



### Rare Dakota Ridge Foreclosure

Very rarely does a home in one of Steamboat's most prestigious neighborhoods become bank-owned, but this recent foreclosure is waiting for the next owner to capitalize on the opportunity that now exists. With direct ski area views, this five plus bedroom, five plus bath home on a 2.68 acre lot consists of 6,133 square feet and has a library / study, media / theater room and gourmet kitchen. Priced at less than \$293 per square foot, at \$1.8m. Seller represented by Joan Conroy, Steamboat Village Brokers

### Sweet Short Sale

Near-new Sunray Meadows condo with two bedrooms and two baths, 1,149 square feet and in excellent condition, with the top floor living room views, this property, at this price, will not last long. A one car garage, gas fireplace, washer / dryer, ceiling fans, window blinds and outdoor storage closet are additional features. Short sale approved by the lender at \$270,000!

Seller represented by Ken Gold, Re/Max Steamboat



### Above It All In Ski Time Square!

Top floor condo with commanding ski slope, south valley and Emerald Mountain views, this two bedroom / two bath condo will be right in the middle of the transformation of Ski Time Square that, once completed, will most likely have new condo's be priced over \$1,000 per square foot (but without the views). Although in need of some work, priced at \$411 per square foot, this 1,092 square foot property, is aggressively priced at \$449,000. Seller represented by Michelle Avery, Coldwell Banker



### Slopeside Short Sale

Christie Club is a luxurious private residence club next to the base of the Christie Lift with skiing, shopping and dining right outside the door. And don't forget the exchange privileges with The Registry Collection! The last 4 bedroom / 4 bath Christie Club one-seventh share sale occurred in June of '09 for \$250,000. This one is short-sale listed at only \$189,000! 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](mailto: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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## Lots, Acreage & Ranches

**BEST OF THE BEST!**



### The Most Affordable, Buildable Lot In Routt County!

Great price for a buildable lot in the High Cross subdivision at Stagecoach and on an improved road with electric just across the street. This lot also has wonderful southern exposure and great views. Stagecoach offers cross country skiing, fishing, hiking and boating and is Routt County's fastest growing area. Located a half-hour from Steamboat. This lot is .85 acres and priced at only \$18,000! The lot next door is also available for the same price. Seller represented by Kerry Eaton, Town & Country Properties

### Very Affordable Ranch Minutes To Steamboat!

This 747 acre ranch is only 10 miles west of Steamboat and just one mile north of US Hwy 40. Situated in a private valley, the ranch has easy access on a year round county maintained road. The existing ranch house is at the southern boundary and could be used as temporary quarters while the main ranch house is built, then easily converted into a caretaker / guest house. Hunting, fishing, hiking, biking, snowmobiling, cross country skiing...the recreation is endless on the property, while Steamboat Springs is a remarkably short distance away. A conservation easement protects the ranch from future development. Other properties in the area have sold for twice as much as the listed \$3,013 per acre price. \$2.25m. Seller represented by Christy Belton, Prudential Steamboat Realty Group Realty



### Unique, Scarce & Irreplaceable

These adjectives create value, and this 18 acre Strawberry Park parcel is all of that and more. Moose, deer, elk and bear frequent the property from the adjoining national forest. Outbuildings include a cabin, hay barn,

tack shed and horse shelter. Owner can build multiple cabins throughout the grounds. Great views and only a 10 minute drive to town. Priced at \$799,000. Seller represented by Cam Boyd, 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



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.

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Our service is also Free!