

Best Buys of Steamboat

The Best Real Estate Opportunities in the Market Today

BEST OF THE BEST!

Homes, Townhomes & Condos



Affordability in Strawberry Park!

Darling home situated on a 16+ acre, aspen and pine tree filled lot, with Butcherknife Creek following through, gives the feeling of total seclusion, but in actuality the property is only a few minutes to the schools and downtown! The 3 br / 2 ba home has an open floor plan with an atrium bringing the outside in. An additional 2,200 square foot, outbuilding offers flexibility as a workshop, hobby house, artist studio or other uses. House needs some work, but certainly worth the \$709,000 list price.

Seller represented by Dennis O'Connor, Lincoln Avenue Realty

Near-New and Bank Owned

Built in 2007, this 4 br / 4 ba custom home has over 5,000 square feet with a vaulted ceiling great room to capture spectacular down valley views. Gourmet kitchen with custom cabinetry, granite counters, two dishwashers and a walk-in pantry. Wine room, entertainment area, theater room, multiple laundry areas and even a dog wash! Located a few minutes to everything. In one of Steamboat's most desirable neighborhoods. \$2.1m
Seller represented by Gregory Rudolph, Coldwell Banker



Best Priced Steamboat Home!

Situated in one of Steamboat's nicest downtown neighborhoods, just blocks from main street. By far the least expensive home in the area. Requires some TLC and a close look by a home inspector

to determine the extent of repairs needed, but even putting \$100,000 into it will leave you with one of the least expensive homes. \$319,900

Seller represented by Will Rawstron, Century 21 Mountains

Special Views & Plenty of Room!

Three bedroom plus loft condominium with



fabulous ski area views. Priced at \$349,000. Ridgecrest condo stands alone, surrounded by million-dollar homes. There is covered parking with storage. A telecommunications tower rents rooftop space from the HOA, making the owner's HOA fees very reasonable.

Seller represented by Lisa Olsen, 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.

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.



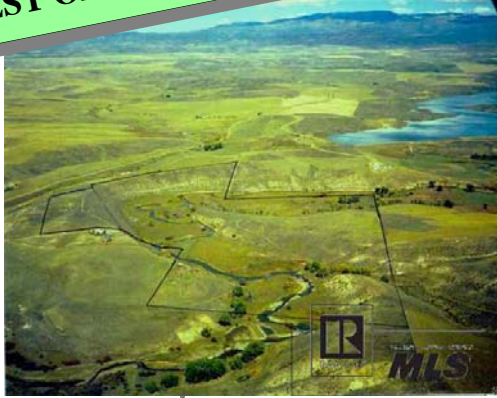
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Best Buys of Steamboat

The Best Real Estate Opportunities in the Market Today

Lots, Acreage & Ranches

BEST OF THE BEST!



For the Flyfisher and Equestrian

Originally listed for \$950,000, this property consists of 130 acres with Elk Head Creek running through the center! A very nice county cottage style home sits on top of the ridge looking down at the river and North towards famous Bears Ears Peak. The property is located just inside the Moffat County line (30 minutes to Steamboat) with no restrictions or homeowners association. Now available at \$515,000.

Seller represented by Steve Elkins, Prudential Steamboat Realty

Very Attractive 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



Only Steps to the Gondola!

Single family lot only steps to the new Wildhorse Meadows Gondola. Imagine building your own custom home with every convenience you want, and within easy walking distance to

skiing, tennis, soccer, swimming and baseball. Ski area views and next to open space. Custom designed house plans included. Priced at \$150,000 less than what was paid for it originally. \$375,000
Seller represented by Ren Martyn, Mountain Valley Communities



82 Acres on Elkhead Reservoir

The seller is motivated and looking for offers on his three separate lake front parcels with fabulous views and private access to Elkhead Reservoir (about 30 minutes northwest of Steamboat). Well, power, fencing and driveway are all in. The only thing you need are trees, which can be planted! Great hunting and fishing. The parcels are being sold together for a total price of \$229,000.

Seller represented by Ron Wendler, Colorado Group 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!