

**From:** Darrin Fryer  
**To:** kellyc@prusteamboat.com  
**Date:** Monday, November 30, 2009 5:24pm  
**Subject:** Steamboat Short Sales & Foreclosures List



Lead Images by Darrin Fryer

## Steamboat's Short Sales & Foreclosures List

### Darrin's Top Picks For December 2009

Dear Laura,

These are the current short sales & foreclosures in Steamboat and Routt County. For more information visit my website [www.steamboathomedeals.com](http://www.steamboathomedeals.com) or contact me directly at [darrinfryer@earthlink.net](mailto:darrinfryer@earthlink.net).

Sincerely,

Darrin

Foreclosure - Bank Owned  
1727 River Queen Lane  
Steamboat Springs, CO 80487



**Offered at \$1,399,900**

Incredible opportunity, now bank owned, beautiful like new townhome/duplex with privacy and incredible views. Priced below appraisal done on 11.4.09. Living room with vaulted ceiling, exposed post and beam, fireplace and gracious windows framing views of the whole Steamboat Valley, deck over looking the Rollingstone Golf Course. Spacious kitchen with granite counters and large walk in pantry and convenient half bath. Four bedrooms each with views and it's own bath. Master bedroom with fireplace and spa-like bath. Second living area with fireplace, wet bar, half bath and deck. Two unfinished rooms with possibilities for wine room, shop, media room or tons of storage. House smart home security system. Radiant heat throughout the home plus heated driveway.



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of Darrin's listings



23365 Postrider Trail, Oak  
Creek, CO  
\$110,000

**Short Sale**  
**230 Harvest Drive**  
**Hayden, CO 81639**



Offered at \$339,000

SHORT SALE CANDIDATE - foreclosure sale scheduled for December 30th - bring all offers FAST! This spacious Hayden home sits in a great location in Yampa View Estates with green belt bordering south side of lot. 4 bedrooms, 3 bathrooms with river rock fireplace in living room, master bedroom with private bath and walk-in closet, large deck on 2nd floor, attached 2-car garage and large garden shed. A great value for a spacious home perched above the town of Hayden.

**Short Sale**  
**1115 Longview Circle**  
**Steamboat Springs, CO 80487**



Offered at \$799,000

Make an offer on this property - It's been marketed as a short sale which means the bank is willing to take less than what is owned. I can explain this process if you need more information and strategy to get you a great deal for a Steamboat single family. With over 3,000 sq ft, the spacious floorplan creates inviting spaces for the entire family. The open layout offers 3 bedrooms suites, including the master bedroom with a private deck. The lower level walk out offers a great place to entertain with a large family/media room and an office. Great outdoor spaces include open decks, a new hot tub and complete landscaping.

**Short Sale**  
**27525 Running Elk Lane**  
**Clark, CO 80428**



Offered at \$460,000

Subject to short sale approval from the lender at this price. This 3 bedroom, 2 bathroom log home sits in on an idyllic five acres just north of Clark Colorado with unbelievable 360 views. Nestled beneath gorgeous boulders with direct views west to Sand Mountain - the home is less than a mile from the Clark Store and just minutes to Steamboat and Pearl lakes, the Zirkel Wilderness and grand recreational offerings in all directions. Huge conservation easment to the north protects the setting and the Elk River is walking distance away!

**Foreclosure - Bank Owned**  
**TBD Oak Drive**  
**Steamboat Springs, CO 80487**



368 S 2nd Street  
Hayden, CO  
\$140,000



TBD RCR 80, Hayden, CO  
\$165,000



1920 Ski Time Square Drive,  
Steamboat Springs, CO  
\$249,000



TBD Annanina Way,  
Steamboat Springs, CO  
\$260,000



57675 Miners Dream Place  
Clark, CO  
\$359,000



3316 Apres Ski Way,  
Steamboat Springs, CO  
\$525,000



2113 Overlook Lane,  
Steamboat Springs, CO  
\$760,000

**Offered at \$230,000**

This is the ultimate sunny building site with fabulous views and gentle slope. Why live in the boonies? Have the feeling of seclusion and wide open spaces, but with all the creature comforts. Very private location on the end of a cul-de-sac. Elk River Estates is a horse-friendly subdivision within 4 miles of Ski Town U.S.A. A true buy, for it is the only buildable parcel over 5 acres, under 375K within 5 miles of the city limits. This property is priced to sell now! Alpine Bank financing is available for qualified borrowers.



1640 Clubhouse Dr. Steamboat Springs, CO  
\$799,000



37065 RCR 14  
Steamboat Springs, CO  
\$1,275,000

**Short Sale**  
**24055 Arapahoe Road**  
**Stagecoach, CO 80467**



**Offered at \$425,000**

Price Reduced! This stunning Montana Log Home sits in a private and peaceful setting located just above the Stagecoach Reservoir. Completely remodeled using eco-friendly products, marble kitchen counters, chiseled wood railings, solid pine floors and hand-textured walls. New slate tile hearths surrounding the fireplaces in both the living and family rooms. The large, enviable Trex deck is the perfect spot to host a barbeque or simply enjoy the beautiful surroundings. Located in very close proximity to the reservoir, this home provides ample opportunity for outdoor recreation. There is even a boat ramp adjacent to the subdivision!

**Short Sale**  
**2355 Ski Time Square Dr #224**  
**Steamboat Springs, CO 80487**



**Offered at \$189,000**

Spend Christmas in Steamboat! Located at the base of the Steamboat Ski Area lies this truly captivating ski in, ski out 4 bedroom condominium facing the slopes. This one-seventh fractional ownership is just steps from the shopping, dining and activities of Ski Time Square. Inside enjoy granite slab countertops in the kitchen, custom maple trim, lofted ceilings above the stone fireplace, private master suite with large windows for incredible views and a covered deck to watch skiers fly by. Amenities include outdoor heated pool, hot tubs, complete fitness center with new equipment, sauna and steam rooms, ski storage & ski valet, owner's lounge with pool table, on-site concierge and private, on-call shuttle service.

**Seller Seeking Short Sale**  
**3330 Columbine Drive**  
**Steamboat Springs, CO 80487**



**Offered at \$250,000**

Instant equity! \$34,000. The same exact same floorplan just closed for \$295,000 on 10/7/09 This is priced to sell!!!! Nearly new 2 Bedroom, 2 bath with 1-car attached garage. No stairs, direct access to garage. Blinds throughout, washer/dryer. Low HOA fees include heat, H2O and cable.Seller is seeking short sale. Please call me to understand the short sale prices and the difference between an approved short sale and "seeking a short sale"

**Foreclosure - Bank Owned**  
**24295 Arapahoe Road**  
**Stagecoach, CO 80467**



**Offered at \$250,000**

Great opportunity. This cute energy efficient off-the-grid house in South Shore needs a solar system. The bargain price reflects the needed work. Vaulted ceilings, large deck, tiled floors, Two kitchens built in 2002 and barely lived in. Large 2 car garage. Estimates for solar system range from \$30,000 to \$40,000.

**Foreclosure - Bank Owned**  
**22511 Cheyenne Trail**  
**Stagecoach, CO 80467**



**Offered at \$459,000**

Affordable mountain living, custom built log home situated at the back of the subdivision on a large corner lot. The kitchen features stainless appliances, granite counters, slate backsplash, built in wine rack, wood floors and is open to the dining and living areas. There is a spectacular dry stack fireplace surrounded by floor to ceiling windows. The large master suite is complete with travertine shower, counters and floors along with large walk-in closet including built in shelving. There is an additional bedroom, 1/2 bath and laundry area with plenty of storage. The caretakers wing consists of a large bedroom, huge bonus room offering unlimited opportunities and 2 full baths.

**Foreclosure - Bank Owned**  
**26940 Sundance Trail**  
**Steamboat Springs, Co 80487**



**Offered at \$1,410,750**

You're on top of the world with 360 degree panoramic views from this estate in Sundance Ridge Preserve. The home displays a western style with all the modern and luxury amenities, plus the highest quality finishes and craftsmanship. The 6,699 SQ/FT home boasts four bedrooms, five baths, a solarium, an exercise room, a

wine cellar and a 3-car garage and shop. The home is positioned on the pinnacle of the mountain and is surrounded by its own 11.08 acreage which is part of by the wonderful Sundance Ridge Preserve which includes private land, water system, miles of trails and ponds.

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### Short Sale

1640 Clubhouse Drive  
Steamboat Springs, CO 80487



**Offered at \$799,000**

Seller will help with down payment! This is not an approved short sale but Seller will pay down bank note. In summer, enjoy the wide open space and green fairways from your living room - in winter, ski or snow shoe right from your door. This 4 bedroom, 3 bath, 2 car attached garage home is ideally located in the prestigious neighborhood of Fairway Meadows and positioned on a .27 acre duplex lot. Cathedral ceilings, remodeled kitchen, wonderful landscaping and golf course membership make this a special home. This home is priced a little over land value and is the quintessential property that has high potential for the savvy buyer.

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### Foreclosure - Bank Owned

2113 Overlook Lane  
Steamboat Springs, CO 80487



**Offered at \$730,000**

Foreclosure - BANK OWNED - make an offer for this gorgeous custom residence overlooking Rollingstone Golf Course with beautiful views of Emerald Mountain and Steamboat valley. Thoughtful details in this 5 bedroom, 4.5 bathroom townhome include elevator, granite countertops and custom cabinets throughout, moss rock fireplace in master bedroom, and beamed vaulted ceiling. Two decks provide outdoor living spaces with incredible views. Priced to sell!

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### Foreclosure - Bank Owned

21535 2nd Avenue  
Phippsburg, CO 80469



**Offered at \$94,900**

Bank owned! You won't find a better deal in Routt County! Property sold for \$121,500 in 2007. Work out your rent payments vs mortgage at 6% and you do the math - this one is a no-brainer. 100% financing available to qualified buyers. 2b/1 bath, great backyard with lots of outbuildings for all of the toys!

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### Short Sale

27386 Brandon Circle



## Steamboat Springs, CO 80487

**Offered at \$350,000**

Very nice, well kept townhome in desirable Heritage Park neighborhood with great views, on west side of town. New deck in back yard, ceiling fans, and window treatments. Great front porch with nice yard and sprinkler system. Backyard is fully fenced. Oversized garage has great storage shelving. HOA's only \$125/year. Very close to school, ballfields, and golf course.

**Foreclosure - Bank Owned**  
**282 Harvest Court**  
**Hayden, CO 81639**



**Offered at \$166,900**

3 Bedroom, 2 bathroom home in Golden Knolls subdivision in Hayden. 2,316 sq.ft. with an attached 2-car garage. At \$72 a square foot this cute Hayden home is a steal!

**Foreclosure - Bank Owned**  
**22639 Commanche Road**  
**Stagecoach, CO 80467**



**Offered at \$318,725**

Incredible deal! Bank Owned property ready to purchase. Huge price reduction. Beautiful views of the quiet meadow and mts, like-new home with three large bedrooms each with views and large closets, open floor plan, gas stove top, stainless steel dishwasher, laundry room, radiant heat plus wood stove in lower family room, large garage, easy access off Commanche Rd.

**Foreclosure - Bank Owned**  
**31605 Aspen Ridge Road**  
**Steamboat Springs, CO 80487**



**Offered at \$1,800,000**

Affordable home in the prestigious Dakota Ridge development with over 6000 sq.ft. of finished living space in mint condition and recently upgraded bathrooms, carpet, paint and light fixtures. Kitchen offers a center island, new stainless appliances, granite counter tops, and a prep sink. The living room and diningroom have beautiful hardwood floors and a full wall of windows to enjoy the views of the Steamboat Ski Area.

**Foreclosure Resale**  
**22535 Cheyenne Trail**  
**Oak Creek, CO 80467**



**Offered at \$399,900**

The seller purchased this home through a foreclosure and is now offering the home for sale. This is an excellent opportunity to get into the Stagecoach market! Great 3-bed/3-bath home features an open floorplan, wood floors, stunning log staircase, vaulted ceilings, free standing wood stove, family room with wet bar, built in entertainment center and floor to ceiling windows in main living area with unobstructed mountain views! There is a detached 2-car garage, large wrap around deck and flagstone patio. This home has great curb appeal and is situated on a large lot with plenty of privacy.

**Short Sale**  
**23445 Willow Island Trail**  
**Oak Creek, CO 80467**



**Offered at \$420,000**

New construction, beautiful log home with breathtaking views of the lake and the valley. This lake house has it all, granite countertops, vaulted ceilings and a covered porch all in a peaceful quiet lake setting! Three levels with a finished basement that is perfect for your game room and a bar. Spacious 2-car detached garage.

**Short Sale**  
**3325 Columbine Drive**  
**Steamboat Springs, CO 80487**



**Offered at \$260,000**

Best views in the complex looking directly up to the ski mountain. Largest 2 bedroom floorplan available. Includes washer, dryer, ceiling fans and wood blinds. Outdoor storage closet. Low HOA fees include heat, H2O and cable. One of the best building location in the complex.

**Short Sale**  
**23460 Willow Island Trail**  
**Oak Creek, CO 80467**



**Offered at \$449,900**

Exceptional log home in the heart of beautiful Meadowgreen subdivision. Great floor plan with in-floor heating, spacious kitchen, finished basement, large master suite, huge front windows with awesome 360 degree views and wrap around deck perfect for entertaining.

**Foreclosure - Bank Owned**  
**127 Oak Ridge Circle #201**  
**Oak Creek, CO 80467**



**Offered at \$149,900**

Affordable, built in 2008 two bedroom, two bath with one-car garage walking distance to Oak Creek within the new Sierra View

subdivision. Only 7 miles from Stagecoach Reservoir boating, fishing, water skiing, biking, and hiking. Nicely finished with cozy open pipe wood stove fireplace, 3/4" solid oak wood floors, cut berber carpet, pine trim and doors, ceiling fans in master and living area, and black appliances. Ready to move in now. Low association dues and owners pets allowed. No deed restrictions!

**Foreclosure - Bank Owned**  
**127 Oak Ridge Circle #101**  
**Oak Creek, CO 80467**



**Offered at \$167,800**

Lowest priced Sierra View Condo. Like new, two bed, two bath, main floor level - no stairs, neutral colors and in move-in condition. Covered parking plus one-car garage. Views of Oak Creek & valley from back deck. Stay cozy warm from your wood stove plus save on utilities! Full size washer/dryer in laundry closet.

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