

From: Darrin Fryer
To: kellyc@prudentialsteamboatrealty.com
Date: Wednesday, March 24, 2010 1:27pm
Subject: Condo Auction at The Highmark!



Lead Images by Darrin Fryer

Best of Steamboat's Real Estate Deals

Darrin's Top Picks for March 2010

Dear Laura,

These are the best deals on the market right now. Get more of my tips and information all month long at www.steamboathomedeals.com or contact me directly at darrinfryer@earthlink.net.

Sincerely,

Darrin

Highmark Auction March 12th
Across from the Gondola Base
Steamboat Springs, CO 80487



15 Condos - 1 Sells Absolute!
Minimum Bids from \$630,000-\$914,000

Take your pick of 2, 3 & 4 bedroom units with gorgeous finishes just steps from the gondola base. These units have previously sold for up to \$3.1 Million and are #1 rated luxury residences on TripAdvisor.com. Ownership includes an option for up to 40 weeks per year of exchange with the prestigious Registry Collection. This brand new complex boasts state of the art health & fitness club, indoor/outdoor pools, spa, on-call personal trainers, owners lounge with HD television, serving kitchen and game tables, ski & bike storage and on-call shuttle service. Call me today for a private tour or to register for the auction.



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Darrin's listings



21535 2nd Avenue
Phippsburg, CO
\$84,900

Bank Owned Phippsburg Home
21535 2nd Ave
Phippsburg, CO 80428



Offered at \$84,900

****Bank Will Entertain ALL Offers****

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. The bank will entertain ALL OFFERS!!!

2 Bedroom Rockies
1945 Cornice Road
Steamboat Springs, CO 80487



Offered at \$250,000

This is the nicest unit at the Rockies! This 2 bedroom, 2 bath top floor unit was completely remodeled with all of the best finishes. Featuring hardwood floors, granite countertops, beautiful cabinets, fixtures, paint and furnishings. Just a short walk or shuttle ride to the Steamboat Ski Area. Enjoy great views of Emerald Mountain and all the amenities you could ask for.

Another Price Reduction
1945 Cornice Road #2423
Steamboat Springs, CO 80487



Offered at \$149,000

One bedroom spacious Rockies Condo in great condition! This condo is conveniently located to parking and easily accessible. Spacious open living area and gorgeous master with large bathroom make this condo a terrific buy for long term or short term rentals! Golf course membership included with transfer fee. An outstanding deal that won't last long. A short walk on the bike path to the ski slopes!

Stagecoach Townhome Price Reduced
1323050 Schussmark Trail
Stagecoach, CO 80467



Offered at \$199,000

Gorgeous setting with views galore and natural landscaping make this a private oasis. 3 Bedrooms plus an additional attic/office - all wood and log off the master Bedroo - secluded and private from the rest of the home. Massive river rock stove area heats the home with wood. With a small amount of work this home will be your dream come true. Great for the outdoor enthusiast! Just minutes away from Stagecoach reservoir.

35 Acres West of Town
26210 Hwy 40
Steamboat Springs, CO 80487



Offered at \$424,900



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



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



2113 Overlook Lane, Steamboat
Springs, CO
\$709,000



1640 Clubhouse Dr. Steamboat
Springs, CO
\$789,000



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



2053 Ski Time Square Drive
B#212
Steamboat Springs, CO
\$1,875,000

This is a one of a kind 35 acre parcel on top of a mesa just west of Steamboat. The views are truly 360 degree of the Flat Tops, Hahn's Peak, Ski Area, Saddle Mountain, and Sleeping Giant. This is not a part of any subdivision and is the first time offered. The property is only a 10 minute drive from downtown Steamboat.



3040 Temple Knoll
Steamboat Springs, CO
\$5,550,000

Christie Club Timeshare
2155 Ski Time Square Drive
Steamboat Springs, CO 80487



Offered at \$235,000

Just steps from your condo to the slopes! TRUE Ski-In, Ski-Out property, located directly on the slopes of the Steamboat Ski Area! The Christie Club offers world class service and top notch amenities. Enjoy your vacations to Steamboat in style. Club Interest 313-4-61 offers 1/7 deeded ownership in a luxurious 4 bedroom condominium, beautifully decorated and appointed. The amenities are endless, including club concierge, health club, owners' lounge, on-call shuttle service, ski valet, sauna & steam room, heated outdoor pool & spas, covered parking and more!

New Listing at The Lodge
2800 Village Drive #B101
Steamboat Springs, CO 80487



Offered at \$319,000

This is a great value at the Lodge at Steamboat. Two bedroom, 2 bathroom unit at The Lodge. Close to the slopes, on the bus route with HOA shuttle! Great amenities like on-site check in, lounge area, pool, hot tubs and much more. This unit is currently rented long term for \$1,500/month.

Least Expensive Home in Town!
415 Alpine Court
Steamboat Springs, CO 80487



Offered at \$359,000

Ideally located single family home just above Old Town Steamboat off Fish Creek Falls Road. This home has 3 bedrooms, 2 baths, a 1 car garage and a fenced yard. Featuring a main floor master, tiled entry, kitchen and baths and low HOA dues. With just a little TLC this home has great potential. This is the least expensive single family home in town!

Bank Owned Vacation Townhome
1502 Cascade Drive
Steamboat Springs, CO 80487



Offered at \$500,000

Priced for a quick sale. Great opportunity to give this Cascade townhome your own personal touch and make it your home or your vacation home-away-from-home. 4 bed, 3 bath, 2134 sqft, nice layout, vaulted ceiling in living room with two car garage. Built in California closets in mudroom and master bedroom closet, big laundry/utility room with full size washer/dryer. Deck off dining room. Easy access to bus stop or take the shuttle. Hot tub just across the street.

Home Reduced to \$184/sq.ft
27587 Silver Spur St
Steamboat Springs, CO 80487



Offered at \$565,000

Bank Price without the Hassles! This 5 bedroom home sits high on the hill with views from every window and access to one of the associations many designated open spaces behind the back fence. Custom paint, tile and hand crafted details in this home create an enjoyable living space that is warm and inviting. The kitchen is open to the dining and living areas for a functional floor plan desirable for entertaining or comfortable living. The downstairs boasts entertainment area where a handcrafted concrete bar is perfect for serving up cocktails or rootbeer floats for the family, there is also a soft surfaced exercise room. Beautiful landscaping, sprinkler systems, outdoor lighting and patios on both levels for outdoor entertaining. Spur.

Remodeled Tamarack Area Home
140 Hillside Drive
Steamboat Springs, CO 80487



Offered at \$799,000

Extensive remodel throughout this builder owned 4 bedroom, 3.5 bath home. Featuring two master suites, hand-textured walls and ceilings with new paint, trim and base throughout. New carpet, new ceramic tile in all baths and Hunter Douglas wood blinds. Beautiful kitchen with new cabinets, granite counters, tumbled stone backsplash, pendant lights and stainless steel appliances. A rebuilt fireplace, white oak floors in living room. A new bathroom with dual vanities, granite tile counters and a tumbled stone and glass tile backsplash in the main-level master. The lower level master has new wainscoting and a huge walk-in closet. A huge wraparound redwood deck with metal grid railings offers mountain and valley views. New landscaping with new trees, shrubs and sod.

Ski In/Ski Out Condo
2355 Storm Meadows Drive
Steamboat Springs, CO 80487



Offered at \$485,000

Ski In/Ski Out condo at the always coveted Storm Meadows Club A Building. This third floor 2 bedroom, 2 bath unit faces the ski area with panoramic views across the valley. Fully remodeled and in absolutely perfect and turn key condition! Not only is the unit itself ideal, the building exterior was just remodeled too. Location and amenities can't be beat at Storm Meadows.

Stonewood at Eagleridge
1240 Eagle Glen Drive
Steamboat Springs, CO 80487



Offered at \$1,248,000

have sold over 2.3M so this property is not only the least expensive in the development, it's the best value too. This 3+ bedroom residence within the Stonewood at Eagleridge

neighborhood lies nestled at the mountain base. This "Maplestone" floorplan unit provides 3 levels of spacious living and over 2,700 square feet with a European mountain design exterior. Upgrades include a Jacuzzi tub, frameless glass shower, air conditioning, pecan hardwood floors and gorgeous slate tile. Large living room fireplace with stone surround, granite slab countertops and alder cabinetry in the kitchen. A large laundry room, oversized 2-car garage, heated driveway and lock-off owner's storage make this an ideal primary dwelling or vacation property. Within walking distance to the slopes and offering a private ski shuttle, this elegant mountain abode is unparalleled in beauty and charm.

Exceptionally Located Mountain Home
2063 Homestead Court
Steamboat Springs, CO 80487



Offered at \$1,095,000

Direct views of the Steamboat Ski Area, Flat Tops and beyond from all sides of this home. 4 bedrooms, a sunny and bright living room and lovely kitchen layout, finding your special place to unwind will not be hard. The kitchen is outfitted with Jenn-Air appliances, granite countertops, built-in desk and deck with direct gondola views. The master comes equipped with a private deck, two vanities finished in granite, a large jetted tub and steam shower with fold-out seating. The bedrooms on the upper level boast walk-in closets and an open loft area for reading. Large family room downstairs with a fourth bedroom, craft room, secluded side patio and loads space for storage.

Blackhorse II Lot
33140 Filly Trail
Steamboat Springs, CO 80487



Offered at \$115,000

Large treed 1.47 acre lot in Black Horse II adjoining a 74 acre stretch of Bushy Creek Ranch Preservation Land. Water & sewer available in this subdivision with tap fees paid on this lot! Don't miss the opportunity to own in this desirable subdivision.

Steamboat II Steal!
27320 Moonlight Way
Steamboat Springs, CO 80487



Offered at \$384,000

GREAT BUY - Lots of options. This well maintained residence is a legal duplex with a total of 3 bedrooms, 2 bathrooms, a 1-car garage and a total of 1,884 sq.ft. of living space. The larger side is approximately 1,100 sq.ft. and has 2 bedrooms, 1 bathroom, and a 1-car garage all on one level. The second unit is 790 square feet and has its own entry and parking and offers 1 bedroom and 1 bathroom presently renting for \$950 / month. Opening a locked off interior fire door allows the property to be utilized as a single residence. Situated against open space and a hiking trail in the back of the subdivision, the property is quiet with exceptional views and sunny exposure. Remodel in 2008 included new windows, front door, bamboo and tile floors, and complete renovation of master bathroom. Incredible value at \$203/sq.ft.

Eagleridge Lodge Condo
1463 Flattop Circle #105
Steamboat Springs, CO 80487



Offered at \$458,000

Ground Floor condominium with convenient access to work out facility, pool, hot tub. Enjoy the full mountain view from your private patio while keeping a close eye on the kids in the pool. Eagle Ridge Lodge offers front desk and shuttle just seconds away from the slopes!

Bank Owned in Heritage Park
27370 Brandon Circle
Steamboat Springs, CO 80487



Offered at \$394,900

Beautiful Home in Heritage Park with 3 bedroom 2 bath, 2 car oversized garage, fully enclosed side yard for storage, generous open deck off the dining/kitchen area and gas fireplace in the living area. The Master Suite includes glass pane privacy door, full size walk-in closet with built-in shelving and storage, and the main level still offers 2 more spacious bedrooms and full bath. The lower level is a finished 933 s.f. with an additional one bedroom (4th total) with full size ingress and egress windows. The laundry area is spacious and the built-in cabinets and utility sink make laundry and clean up a breeze.

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