

From: Darrin Fryer
To: kellyc@prudentialsteamboatrealty.com
Date: Wednesday, April 7, 2010 3:29pm
Subject: Deals of the Month from Darrin Fryer



Lead Images by Darrin Fryer

Best of Steamboat's Real Estate Deals

Darrin's Top Picks for April 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

Two Homes in Phippsburg
21629 2nd Street & 21629 Hwy 131
Phippsburg, CO 80467



Offered at \$36,100

Great potential! Two very old very small homes on 4 city lots great potential great price. Located in commercial zoning in downtown Phippsburg close to the endless recreation of Stagecoach Lake.

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



Offered at \$69,900

Seller Will Entertain ALL Offers



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Darrin's listings



21535 2nd Avenue
Phippsburg, CO
\$69,900

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.

Steamboat Pines
30770 Little Bear Lane
Steamboat Springs, CO 80487



Offered at \$780,000

Top of the World Living! 4.5 acres of privacy on Little Bear Lane. 70% complete, ready for your custom finishing touches! Custom residence with 5 bedrooms and 4.5 baths, great room, family room on lower level, expansive windows, 3 car garage, trex decking. Nestled into a lovely treed lot with PANORAMIC views of the ski area.

Foreclosure Resale
22535 Cheyenne Trail
Oak Creek, CO 80467



Offered at \$384,900

The owner of this home purchased it at a foreclosure sale and is now extending the excellent opportunity to get into the Stagecoach market! This 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.

Great Home on a Large Lot!
27821 Silver Spur Street
Steamboat Springs, CO 80487



Offered at \$450,000

This is a great family home on a nice sized lot with a large fenced backyard and lovely tiered landscaping in the front. The open kitchen offers an abundance of cabinets and storage and allows for easy entertaining between the living and dining areas. The large 2 car garage has plenty of room to keep the bikes your kids will be riding all over the neighborhood with their friends. You'll enjoy the trail system through this area year round with a groomed track in the winter plus a sweet sledding hill to play on! New carpet and very recently repainted on the exterior and interior.

SUPER DEAL!
27370 Brandon Circle
Steamboat Springs, CO 80487



Offered at \$379,900

Reduced again! 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



368 S 2nd Street
Hayden, CO
\$115,000



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



1920 Ski Time Square Drive,
Steamboat Springs, CO
\$219,000



1640 Clubhouse Dr. Steamboat
Springs, CO
\$739,000



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



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



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

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.

West End Home
2363 Oxford
Steamboat Springs, CO 80487



Offered at \$286,900

Own a single family home in Steamboat for under \$300K! This two bedroom two bath home is located just west of town in newer West End Village. THIS HOME IS NOT DEED RESTRICTED! Whether you are purchasing as a primary residence or as a rental property, this home represents a rare offering for a single home in Steamboat!

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



Reduced to \$475,000

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.

Remodeled on the Mountain
3335 Apres Ski Way
Steamboat Springs, CO 80487



Offered at \$499,900

Charming home that has been gutted to the studs and re-modeled. Beautiful kitchen with custom cabinets and granite tile counters, all new doors and trim. Brand new windows added to the main level for lots of sun making this home bright and cheery. Cypresswood floors on the main level and great location close to the ski area. Sunny outdoor deck hosts the hot tub and a charming trellis covered deck is private and cool for summer enjoyment. Large storage cabinets built in off the main deck with plenty of room for the snow blower, bikes and summer gardening items. Mighty features in a small package!

Five Acres Just Minutes from Town!
TBD Oak Drive - Elk River Estates
Steamboat Springs, CO 80487



Offered at \$199,000

BANK OWNED. Calling all bargain hunters...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 acre within 5 miles of the city limits.

2 Bedroom Condo on Mountain
1920 Ski Time Square Drive
Steamboat Springs, CO 80487



Offered at \$299,000

Great value located in the heart of Ski Time Square. Everything you need to enjoy your vacation is just out your door. Shops and dining and just steps from the Steamboat Ski Area. This unit has a large master bath with soaking tub and twin vanities. A stackable washer/dryer has been installed in the unit for your convenience. Enjoy the view of the ski area from the living room and balcony. Corner unit affords extra privacy. Spacious and open living room and kitchen area. Underground parking and ski locker are great amenities. On the bus route.

Sunray Meadows
3325 Columbine Drive
Steamboat Springs, CO 80487



Offered at \$299,500

Great unit in like new shape. TOP FLOOR 2 bedroom, 2 bath with a 1 car garage. Vaulted ceilings, washer & dryer, wood blinds throughout. Unit is in nearly new condition. 2 decks with great views. Extra storage closet off the main deck. Easy access garage with a "man door" to the hallway.

Deer Creek Condo!
2885 Chinook Lane A-12
Steamboat Springs, CO 80487



Offered at \$220,000

Sink your toes into the plush Karistan carpet, enjoy the Biltmore Estate Anderson hand-chiseled wood floors in the kitchen and entry, shower in the spa-like Imported Italian Imola tile with tumbled chevron accents and a sunflower shower head. Soothing colors and plenty of light await you in this private one bedroom, one bath quiet oasis with parking in shared 2-car garage. Marvin windows eliminate any outside noise in this condo. Great views of the mountain from the Master Bedroom. Enjoy the park-like setting on your back deck. It can be yours now!

Oak Creek Fourplex
219 S Sharp Street
Oak Creek, CO 80467



Offered at \$199,000

Great value on a fourplex in Oak Creek. An excellent investment opportunity in today's market. Live in one unit, rent the others, or possible use as home office space with plenty of on-street parking. Conversion to single family home also a possibility. One 2b/2b unit, one 2b/1b unit, and two 1b/1b units. Great location in town 2 blocks from Main Street and downtown businesses, walk to everything. Historic former Oak Creek Hospital. Priced to sell!

South Valley Home
29760 RCR 14A
Steamboat Springs, CO 80487



Offered at \$849,000

Endless possibilities await you on this 35-acre property located only 15 minutes from Steamboat Springs. Along with the amazing views of the Ski Area and Catamount Lake, this property highlights a barn approximately 6,000 square feet and a 7-car garage. This garage offers plenty of space for farm machinery and storage. The spacious barn features a shop with a 3/4 bath, upstairs storage and heated floors that continue into the bay area, outfitted with utility hook -ups suitable for RV storage. Adjoining the bay area you'll find two horse stalls along with a tack room and wash area. This property also features a functional 1,147 sq ft home to utilize while building your dream home.

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