

Marie Ross

From: Marie Ross [marie@prudentialsteamboatrealty.com]
Sent: Wednesday, July 07, 2010 4:34 PM
To: 'Marie Ross'
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 July 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

Private Fish Creek Falls Home
34060 RCR 32
Steamboat Springs, CO 80487



Offered at \$769,900

Incredible opportunity to own a 2 bd/2ba home 5 minutes from downtown Steamboat with views of the ski area and Emerald



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Read My Blog

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real estate
deals.com**

this is where
you find them

Click the image to visit any of Darrin's listings

Mountain on over 6 acres. Comfortable home includes large family room with dry bar area and built-in bookshelves, top-floor master suite with sauna, open loft area, and 4 car garage with RV carport. Large lot allows for placement of new home to take full advantage of the views.

Phippsburg Home
21535 2nd Ave
Phippsburg, CO 80469



Offered at \$34,900

You won't find a better deal in Routt County! Property has 2b/1 bath with newer windows, ceiling fan, and wood burning stove, plus a great backyard with outbuildings for all of the toys. This is a Fannie Mae HomePath Property, and this property is approved for HomePath Renovation Mortgage Financing. Fannie Mae is offering an incentive of up to 3.5% of the final sales price to be used for new Whirlpool appliances or closing costs for buyers who purchase and close by April 30, 2010. This property also qualifies for HomePath mortgage financing to fund both your purchase and light renovation. Low down payment and flexible mortgage terms, you may qualify even if your credit is less than perfect. Work out your rent payments vs mortgage at 6% and you do the math - this one is a no-brainer at \$80/sq.ft! Property sold for \$121,500 in 2007.

Bank Owned Luxury Townhome Bargain!
2113 Overlook Lane
Steamboat Springs, CO 80487



Offered at \$579,500

A GREAT price reduction on this gorgeous custom residence overlooking Rollingstone Golf Course - enjoy new high end construction feel and sweeping views of Emerald Mountain and Steamboat valley for less than you imagined. Thoughtful details throughout in this 5 bedroom, 4.5 bathroom townhome which includes elevator, granite countertops and custom cabinets throughout, moss rock fireplace in master bedroom and beamed vaulted ceilings. The two decks provide wonderful outdoor living spaces with incredible views. Priced to sell!

Highmark Steal
2525 Village Drive
Steamboat Springs, CO 80487



Offered at \$639,000

Only 3 units remaining! The ultimate convenience and luxury at the base of the ski mountain! The elegant lobby features a monumental stone fireplace and front desk concierge. The first floor offers a



21535 2nd Avenue
Phippsburg, CO
\$34,900



368 S 2nd Street
Hayden, CO
\$105,000



1920 Ski Time Square
Drive, Steamboat
Springs, CO
\$209,000



2113 Overlook Lane
Steamboat Springs,
CO
\$579,500



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

fitness center, indoor/outdoor pool, locker facilities for skis and a beautifully appointed great room for entertaining and relaxing. The lobbies, hallways and amenity areas balance rich colors against necessary neutrals resulting in a beautiful and comfortable environment that provides a sense of warmth, well-being and enhanced quality of life. Each floorplan has been meticulously created to take advantage of the commanding mountain and valley views. Every room benefits from the abundance of light with its clean, crisp and timeless design. Details abound and include a gourmet kitchen and luxurious bathroom, custom crown molding, air conditioning, tinted windows, insulated windows and French doors and much more.

Great Mountain Neighborhood
1786 Brome Drive
Steamboat Springs, CO 80487



Offered at \$649,000

Here is your chance to own a charming Steamboat Home in the perfect Steamboat neighborhood. This 3 bedroom/ 2.5 bath attractive home in Hunters Ridge Subdivision is perfectly located and ready to move in with beautiful maple hardwood floors, granite in the kitchen, new appliances, new washer and dryer, travertine tile in the master bath, and new carpet. Beautifully landscaped with a two car garage this home sits on an oversized lot with a fenced back yard. The ski area and gondola provide a backdrop for this great house. Own a super family home that is located minutes from the ski mountain, newly remodeled, and priced to sell.

Quail Run Condo
3452 Covey Circle
Steamboat Springs, CO 80487



Offered at \$282,500

Sunny second floor 2 bedroom, 2 bathroom with 1-car garage close to skiing, the Core Trail and on the free bus route. New paint, wood blinds and tile accents in the entries, kitchen & baths highlight this well maintained condo. Large MBR with walk-in closet and mountain views. Stackable washer/dryer and gas fireplace that does most of the heating. South valley views from the large deck off the living area. Affordable, well maintained HOA. Close to common area hot tub.

Affordable One Bedroom on Mountain
3295 Apres Ski Way
Steamboat Springs, CO 80487



Offered at \$95,000



34606 RCR 32
Steamboat Springs,
CO
\$769,900



885 Yahmonite Street
Steamboat Springs,
CO
\$895,000



26765 El Dorado
Clark, CO
\$925,000



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



3040 Temple Knoll
Steamboat Springs,
CO

Looking for a cute, clean place to hang your hat, store your skis and crash for the weekend with the ability for nightly rentals? This is it. Well maintained property. Pets allowed for owners.

\$5,550,000

Bank Owned in Stonebridge Park
1624 Graystone Drive
Steamboat Springs, CO 80487



Offered at \$3,875,000

Consisting of a main house and separate guest quarters, this property fuses rocky mountain warmth with Adirondack elegance and sophistication. Truly one of Steamboat's most unique luxury properties elegantly appointed with hand selected finishes, expansive outdoor living spaces (over 1,500 square feet), including heated concrete, roof-covered sitting areas and a beautiful dry stack outdoor fireplace, creating an alluring environment to enjoy the mountain air and the tall swaying branches. A few of the exquisite amenities include a butler pantry, full wet bar upstairs, full kitchen wet bar downstairs, custom wine closet, media room, enclosed indoor "porch" with a fireplace, floor to ceiling dry stack fireplace in the great room, a separate guest/caretakers quarters with its own garage and so many more fine finishes and details. An Airport Garage is included with the sale of this home.

Waterford Townhome Steal
2650 Medicine Springs Drive
Steamboat Springs, CO 80487



Offered at \$449,000

This very nice Waterford townhome offers tremendous value now priced at \$170/sq.ft.! Well located on the mountain in a quiet and very well kept complex this great unit boasts an open main level including living room with gas fireplace, office nook, spacious kitchen, dining area and wrap around deck. Each of the 3 bedrooms has its own bathroom and the master includes built-in shelves and lots of light. Attached 2-car garage allows plenty of storage and the outdoor pool cannot be beat!

Bank Owned Sierra View Home
145 Oak Ridge Circle
Oak Creek, CO 80467



Offered at \$239,000

Great new home with 3 bedrooms and 2.5 baths. Above Oak Creek in Sierra View Subdivision, with lots of sun and light. A two car garage for cars and other stuff. Lots of living space with a living room, a den and a dining room. Covered porch in the front and deck in the back for outdoor living space. This home is neat as a pin and

ready for you to move in.

Mountain Area Townhome
13 Sequoia Court
Steamboat Springs, CO 80487



Offered at \$169,900

Great opportunity for first time home buyer, investment or long term rental. One of the few at Whistler with 2 bathrooms. Very nice large front deck. Close to bus stop, and ski area. Has great outdoor pool and hot tub.

Sanctuary Home
3290 Aspenwood Lane
Steamboat Springs, CO 80487



Offered at \$1,390,000

Beautifully maintained home in the Sanctuary. Custom wood work throughout the house with vaulted ceilings, two dining/eating nook areas, and separate mud room with cubbies. Three fireplaces, 2 free standing gas log, one in kitchen and one in master bedroom, and a stone accent wood burning natural fireplace in livingroom. Large kitchen with alder cabinets, granite countertops and island gas surface unit top. Master bedroom has large jetted tub, oversized shower, walk in closet and double sinks. Large loft area currently used for an office/game room, could be a guest room. This area has numerous possibilities. The home backs to cross country ski and bike trail and treed open space.

Expansive North Routt Home
27550 Kelsie Court
Clark, CO 80428



Offered at \$850,000

Holey-Moley! This is your opportunity to buy beyond your dreams. Large 10,000 sq.ft. lodge-like home sitting on 35 acres with views of Hahns Peak. Huge open rooms with windows looking out in all directions, newly remodeled kitchen with granite and high end appliances. Pantry with separate counters and place of second refrigerator, large laundry room with bath/shower near garage. All bedrooms have full baths, master bedroom has place for fireplace, incredible walk-in closet, two other areas for lounging, two living rooms with two story windows, wet bar and fireplace. Barn and cross fencing for horses.

Downtown Victorian
328 9th Street



Clark, CO 80428

Offered at \$789,000

This charming Victorian style home sits in the heart of downtown in what could be the cutest row of homes in all of Steamboat. Designed with old world architecture but with recent construction, the home provides all the qualities desired such as custom cabinetry, beautiful bathrooms and energy efficiency. You'll enjoy tall ceilings, a well deserved office and 4 bedrooms. The open living, dining and kitchen areas make this home very livable and fun for entertaining. The master suite upstairs includes a comfortable reading area, a walk-in closet and luxurious master bathroom with jetted tub. A renovated attic makes a perfect playroom, work area or storage space. Outside of the home you'll find a colorful garden and a fantastic covered porch to relax and listen to the sounds of nearby Soda Creek. Seller will convert the 1 car garage back to the original 2-car garage with an acceptable offer.

Wonderful Price on this Downtown Home
1147 The Boulevard
Steamboat Springs, CO 80487



Offered at \$499,000

A real gem in Old Town! This charming four-bedroom home is located on a quiet street in one of the most sought-after areas of Steamboat. Many upgrades throughout the home including hardwood and tile floors, remodeled kitchen and bathrooms with granite tile countertops and new paint throughout. Open living space, large master suite and two decks with views. Beautiful yard with mature trees and landscaping, fenced back yard, storage shed and sprinkler system installed. Superb location close to all of the amenities of downtown Steamboat.

Ski Time Square Condos
1920 Ski Time Square Drive
Steamboat Springs, CO 80487



Offered at \$295,000

Delightful 2 bedroom/2 bathroom unit in the heart of it all in Ski Time Square. Nicely furnished turn-key with great views of the ski area. Walk across the road to ski, or enjoy the restaurants and shopping around Gondola Square. Split level floorplan allows privacy for the master suite and a separate entrance for the lower level. At this price you will secure a great investment among the base area redevelopment.

Sunray Meadows Short Sale
3335 Columbine Drive
Steamboat Springs, CO 80487



Offered at \$289,900

This short sale is a top floor corner unit and has the largest two bedroom floor plan in the complex with vaulted ceilings and an attached tandem 2-car garage. This unit is like new, act now before it's gone!

3 Blackhawk Townhomes Available!
2900 Blackhawk Court
Steamboat Springs, CO 80487



3 Units Offered at \$795,000 Each!

One 3-bedroom and two 4-bedroom units available, each unit is spread out over four levels - offering privacy and a space for everyone. Great finishes that are both modern and luxurious. Unique touches like sliding wood bedroom doors, glass tile, large windows to take in the mountain views. Located just 200 yards from the Gondola with wonderful ski area views. These units sold for over \$1,000,000 when originally released.

Redhawk Village Short Sale
23600 Sagebrush Trail
Oak Creek, CO 80467



Offered at \$300,000

Another great opportunity at Redhawk in Stagecoach! Single family home with 3 bed, 2.5 bathrooms, granite tile counters in kitchen, vaulted ceiling, laundry, large open living room and dining area, views of the lake from deck and end of quiet cul-de-sac. Two car garage with built-in shelving. Live near all the outdoor activities you can possibly want: fishing, boating, biking, hiking, cross country skiing, snowmobiling, hunting and just 20 min. from world class downhill skiing in Steamboat.

Burgess Creek Estate
2655 Burgess Creek Road
Steamboat Springs, CO 80487



Offered at \$995,000

Back on the market with a new price! This exceptional family residence exudes a tranquil, Alpine setting along nearly 230 ft. of Burgess Creek. Towering Aspen and Pine trees surround this 2,740 sq.ft. home featuring five bedrooms, a den and three baths. An open floorplan with recent upgrades and great outdoor spaces are just some of the added perks in this private mountain home. Enjoy all of Steamboat's recreational activities just moments away from your door.

Home on 35 Acres with Water
28425 RCR 179
Oak Creek, CO 80467



Offered at \$549,000

This great property is a diamond in the rough. Oak Creek runs through the lower portion of the property and there is a fabulous huge flat area right along the creek where the permitted fire pit and party gathering area is. The upper portion of the property is excellent hunting ground and there is a usable jeep trail to access it. This location is private and ideal for the outdoorsman or the recreation enthusiast and virtually 15 minutes from Steamboat. Flat staging area right off of 131 could house an outbuilding. There are NO COVENANTS so the possibilities are endless. Spacious Red Mountain home sits atop a full lower level with rec room and bedroom. Could be converted to caretaker unit. The views are beautiful and this property has a lot to offer.

Lodge Unit Under \$300K!
2700 Village Drive B-101
Steamboat Springs, CO 80487



Offered at \$299,500

Two bedroom, two bathroom Lodge Condo just a quick walk or shuttle ride to the Ski Slopes. The Lodge offers Clubhouse with pool & hot tubs, shuttle service and outstanding management by Steamboat Resorts.

Two Bedroom Timber Run
2015 Walton Creek Road
Steamboat Springs, CO 80487



Offered at \$255,000

Check out this great 2 BR unit in perfect location in 300 Building. Timber Run has an excellent front desk staff, and amenities are great to have as well. Healthy reserves in HOA. This unit was rented last year for \$1900/month on a long term lease. Great time for an investor to get in at a cheap price, lowest price 2 BR in Timber Run! Fresh paint, price reduction shows sellers intent to sell.

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