

Marie Ross

From: kellyc@prudentialsteamboatrealty.com
Sent: Wednesday, August 04, 2010 3:32 PM
To: Marie Ross
Subject: Steamboat Short Sales & Foreclosures List



Lead Images by Darrin Fryer

Steamboat's Short Sales & Foreclosures List

Darrin's Top Picks For August 2010

Dear Kelly ,

We are now over 100 listings for short sales & foreclosures, WOW! When we got started a year ago there were less than 12. So, the new format to cater to this growing number will include a hyperlink at the top of the bulletin. So click on these and they will open up a page with all the listings and also include additional photographs too. The remainder of the individual listings and photos will include my top recommended deals each month. These will include the very best of the short sales, foreclosures and general real estate offerings here in Routt County. For more information visit my website www.steamboathomedeals.com or contact me directly at darrinfryer@earthlink.net.

Sincerely,

Darrin

[Click Here to View All Short Sales](#)

[Click Here to View All Foreclosures](#)

The following are the top Short Sale and Foreclosure picks for the Month of August.



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**steamboat's
real estate
deals.com**

this is where
you find them

Click the image to visit any
of Darrin's listings



21799 2nd Ave,
Phippsburg, CO

Best Deal in Routt County
21535 2nd Avenue
Phippsburg, CO 80469



Offered at \$34,900

Going to auction! Call for details. You won't find a better deal in Routt County! Property has 2b/1 bath with newer windows, ceiling fan, and woodburning 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. 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 \$40/sq.ft! Property sold for \$121,500 in 2007.

Now Bank Owned
Walton Village Sigma #9
Steamboat Springs, CO 80487



Offered at \$134,900

This is a great 1 bed 1 bath condo in a great location with remodeled kitchen and bathroom. Right on the bus route with hot tubs, pool tennis courts, volleyball and lots of open space! Purchase this property for as little as 3% down! This property is approved for HomePath & HomePath Renovation Mortgage Financing. There are more short sales & foreclosures at Walton Village, please feel free to contact me for the full list.

Short Sale
337 E 1st Street
Oak Creek, CO 80467



Offered at \$149,000

Reduced by \$40,000 since last bulletin. Cute and comfortable 3 bed, 1 bath home on a corner lot in charming Oak Creek neighborhood. Large 2 car garage provides additional storage space. Ongoing remodel creating a more contemporary feel. Most windows have been upgraded. New countertop in kitchen.

Bank Owned
4 Sequoia Ct
Steamboat Springs, CO 80487



Offered at \$159,900

Views! Views! Views! at this newly remodeled Whistler Village townhome. New tile in kitchen, bath and entrance. All new cabinets in this remodeled kitchen. New carpet throughout as well as all new switches and outlet connections replaced. New Hot Water Heater

\$34,900



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



1920 Ski Time
Square Drive,
Steamboat Springs,
CO
\$185,000



1920 Ski Time
Square
Steamboat Springs,
CO
\$269,000



2113 Overlook Lane,
Steamboat Springs,
CO
\$499,750



34060 RCR 23
Steamboat Springs,
CO
\$699,900

and home theater ready with surround sound speakers wired into the living room ceiling. Stone patio ready for your BBQ Grill and patio furniture. Community center with heated swimming pool, hot tubs and sauna! There are several listings in Whistler, some are foreclosures & short sales. Please contact Darrin for the full list.

Bank Owned
1945 Cornice Road
Steamboat Springs, CO 80487



Offered at \$169,000

SPECIAL OFFER for contract by August 31 with closing by October 29: 2-year HomeProtect Limited Home Warranty and up to 3% of buyers closing costs! This is a great Rockies 2 bedroom / 2 bathroom condo, only 2 blocks to the gondola. Second floor with views of the ski area. The unit is partially furnished. The Rockies have great amenities: outdoor pool, hottub, concierge service and ski shuttle.

Bank Owned SUPER DEAL!!!
107 W Highland St.
Oak Creek, CO 80467



Offered at \$169,900

This property was under contract but is back on the market offering a great investment for the savvy buyer! Huge square footage on 3 city lots for this super low price! 4 Bedroom, 2.5 Bathroom home with garage big enough for two vehicles and work benches. The home is nestled in mature trees against the open space of the newly constructed Sierra View Subdivision and sits towards the end of a cul-de-sac for privacy. Terraced yards with flowers and a fenced off garden area. Enjoy the outdoors on the backyard covered deck with hot tub. The floor plan allows for a front office area as well as a nice size living room at the back of the house. Fenced yard and even a chicken coop for that animal loving buyer.

Short Sale
22950 RCR 212
Oak Creek, CO 80467



Offered at \$190,000

NO COVENANTS for this secluded 11 acre parcel in Stagecoach. This property offers a mix of aspens, pines, gamble oak, a small meadow and a knoll backdrop. Views, southern exposure and many choice building sites. Water rights from a spring and tap fee paid for Morrison Creek district water. AG/HDR zoning = ability to subdivide subject to county approval. Seller paid \$260,000 in Sept '05. Incredible opportunity at an incredible price.

Bank Owned - Lake Village at Hayden
Little Bend Road
Hayden, CO 81639



Offered from \$195,000 to \$310,000



2053 Ski Time
Square Dr.
Steamboat Springs,
CO
\$1,875,000



3040 Temple Knolls
Dr
Steamboat Springs,
CO
\$5,550,000

The clouds have lifted, the sun is out, and Lake Village Subdivision in Hayden is now ready to be filled with families and residents. The lots are a tremendous investor opportunity and the homes are new, nice and well- priced. Call Darrin for specifics on each listing.

Foreclosure - Bank Owned

145 Oak Ridge Circle

Oak Creek, CO 80467



Offered at \$239,000

Great new home with 3 bedrooms and 2.5 baths. Lots of living space with a living room, a den and a dining room with attached 2-car garage. Covered porch in the front and a big deck in the back for outdoor living space.

Short Sale

1945 Cornice Circle

Steamboat Springs, CO 80487



Offered at \$250,000

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.

Short Sale

27386 Brandon Circle

Steamboat Springs, CO 80487



Offered at \$284,900

Reduced by over \$65,000 since last bulletin! 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

102 Oak Ridge Circle

Oak Creek, CO 80467



Offered at \$295,000

One of the nicest lots in Sierra View subdivision with views of the Flattops out the back and open views to the North from the covered front porch. Affordable new 3-bedroom, 2-bath home features entrance heat, slate and oak floors, vaulted ceilings and open floorplan. There is an attached 2-car garage with plenty of storage, high ceilings and full unfinished basement offering unlimited options.

Foreclosure - Bank Owned



3448 Covey Circle
Steamboat Springs, CO 80487

Offered at \$295,000

Tasteful remodel. Attention to detail seen throughout this 2-bed/2-bath top floor corner unit. The kitchen features granite counters with accent tile backsplash and newer tile flooring. Natural stone fireplace with log accents, hand trowel texture with custom faux paint, solid 6-panel doors and oil rubbed bronze light fixtures. The master bedroom has spacious walk-in closet and bathrooms have new tile flooring. Open deck with views of Ski Mountain, conveniently located on the free bus route, and owners can have pets. Great opportunity to get into the Steamboat market!

Short Sale
30550 Ormega Way
Stagecoach, CO 80467



Offered at \$299,900

Reduced from \$350,000!!! Beautiful 4 -5BR/3 BA home in beautiful Meadowgreen subdivision on 2,305 finished square feet. Kitchen remodel with new paint and beautiful slate tile, great interior finishes! Large deck with stairs down to spacious yard. New forced air furnace, 2-car garage. On municipal sewer & water. Very close to Stagecoach lake. Priced to sell!

Back on the Market!!!
50065 Moon Hill Drive
Steamboat Springs, CO 80487



Offered at \$299,900

\$227 per square foot right on the Elk River! Three bedroom/2 bath log home ready for horses. Master on upper level with awesome deck and views of the river. Pond, outdoor garden area, heated shop, and even a fire pit. Purchase this property for as little as 3% down! This property is approved for HomePath Mortgage and HomePath Renovation Financing.

Bank Owned
473 Mountain Vista Circle
Steamboat Springs, CO 80487



Offered at \$325,500

Don't miss this 2 large bed and 2 bath townhome with a large family room and much more. Property to be sold as-is, where-is. Purchase this property for as little as 3% down! This property is approved for HomePath Mortgage and HomePath Renovation Mortgage Financing.

Bank Owned
1502 Cascade Dr
Steamboat Springs, CO 80487



Offered at \$414,900

This 4BR/3BA Cascades Townhome is a short walk to the Steamboat Ski Area, and for \$199/sq ft, you can't find a townhome of this quality for less \$\$\$. With an open floorplan, large deck, all appliances, washer and dryer, 2 car garage, winter shuttle service, high-speed internet, and two outdoor hot tubs, these townhomes are perfect for year-round living or as a spacious second home. Located in the desirable Eagle Ridge area. Priced hundreds of thousands of dollars less than assessed value.

Short Sale - JVT Condo
2560 Longthong Road
Steamboat Springs, CO 80487



Offered at \$415,000

Must sell unit is a very desirable location at the ski area. 2 bedrooms, 2 bathrooms on 1,274 sq.ft. Private, quiet complex with great views, location and floorplan. Located off heated Longthong Road, this unit is great for a starter home or investment property.

Short Sale
275498 Brandon Circle
Steamboat Springs, CO 80487



Offered at \$499,950

Beautiful Custom home overlooking the fairways of the Steamboat Golf Club - BEST location in Heritage Park! Gorgeous gourmet kitchen with knotty Alder cabinetry, black granite countertops and top of the line appliances. Master suite comprises the entire upper level of the home.

Foreclosure - Bank Owned
2113 Overlook Lane
Steamboat Springs, CO 80487



Offered at \$549,750

Foreclosure priced to Sell! - 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!

Bank Owned
1076 Longview Circle
Steamboat Springs, CO 80487



Offered at \$599,000

. This brand new luxury duplex has gorgeous ski mountain views,

great location and is built with green and other high-quality features. Finishes include: air conditioning, granite countertops, heated 2-car garage with workshop space, kolbe doors and windows. Located only 5-minutes to Town and 8 minutes to the Ski Mountain. Take advantage of the great price and opportunity.

Short Sale

2525 Village Drive - The Highmark
Steamboat Springs, CO 80487



Offered at \$639,000

There is no finer luxury in lodging than the Highmark at Steamboat Springs. Within this Bavarian-styled property sits a 2+ bedroom to die for. You'll absolutely love the granite counters & stainless steel appliances in the gourmet kitchen and iPod docking station and central sound audio system in the living room. This 5th floor furnished condominium is outfitted with comfortable leather seating, quiet office or reading room, raised ceilings, full-size washer & dryer and flat screen TVs.

Bank Owned

30770 Little Bear Lane
Steamboat Springs, CO 80487



Offered at \$650,000

Steamboat Pines, top of the world living on 4.5 acres of privacy off Little Bear Lane. Construction is 70% finished, a perfect opportunity for the builder looking for the next project. Custom residence with 5 bedrooms/4.5 baths, great room, family room on lower level, expansive windows, 3 car garage and trex decking. Nestled into a lovely treed lot with panoramic views of the ski area.

Short Sale

33255 Catamount Drive
Steamboat Springs, CO 80487



Offered at \$799,000

Unbelievable price for this rare Catamount Ranch residential lot. Located in a private draw with frontage on Walton Creek and Flattop views, this property is mere steps from the Catamount Golf Club Pro Shop and Restaurant. Directly located adjacent to the 18th Green of the Tom Weiskopf designed championship golf course, this lot will not last long at this amazing price.

Short Sale

42401 Deer Road
Steamboat Springs, CO 80487



Offered at \$949,500

The ultimate in views and privacy yet just 10 minutes from town. Fantastic home located at the end of a cul-de-sac on over 5 acres.

Incomparable panoramic view from The Flat Tops to the Ski Area to Buffalo Pass. 5800 finished sq. ft. 5 bedrooms, 5.5 baths plus a caretaker's unit over the 3 car garage. Quality of construction and beautifully appointed interior finishes make this home a great value. Features include a main level master, granite counters, beautiful cherry floors and cabinetry, lower level walk-out, prepped for a heated drive, great passive solar gain and thoughtful building choices for an energy efficient home.

Bank Owned
Marabou Homestead D2
Steamboat Springs, CO 80487



Offered at \$2,050,000

Marabou is a luxurious ranch preservation community consisting of 1,717 acres just 5.5 miles from downtown. This parcel is situated on over 9 acres. Along with convenient location to downtown and the ski area Marabou Ranch offers a world class amenity experience with over 2 miles of private fishing on the Elk River, a lodge, spa, fitness center, theatre, barn, outdoor pool and 20 miles of trails. It is truly the quintessential ranch experience in the West. This is a great opportunity to own a piece of Marabou for a great price!

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