





BANK OWNED AND SHORT SALES- APRIL 1ST




ID #: 130793
Address: 23130 Schussmark Trail
Price: \$72,900
Size: 3 Bed, 2 Bath, 1428 Sq. Ft. Townhouse
Type: Potential Short Sale
Description: Stagecoach Townhome- remodeled with new trim and doors, drywall, flooring, hot water heater, stainless appliances, granite tile counters, wood floors and more.




ID #: 130758
Address: 23045 Schussmark Trail
Price: \$75,000
Size: 3 Bed, 2 Bath, 1416 Sq. Ft. Townhouse
Type: Potential Short Sale
Description: Stagecoach Townhome- great location in the development. Slate, wood, tile and carpet floor finishes, New roof. Large deck with views toward the lake.



ID #: 130513
Address: 44 Cypress Court
Price: \$157,000
Size: 2 Bed, 2.5 Bath, 994 Sq. Ft. Townhouse
Type: Potential Short Sale
Description: Alpine Meadows- Secluded, end residence with an open yard area. On the bus route and close to the trail system. Each bedroom has its own private bath and there is a half bath downstairs.



ID #: 129223
Address: 2940 Columbine Drive
Price: \$189,000
Size: 2 Bed, 1 Bath, 806 Sq. Ft. Condo
Type: Potential Short Sale
Description: Meadows Condo- top corner unit in a quiet building with an extra large one car garage. Steps to the free bus stop. Owner has lovingly remodeled this property.



ID #: 128788
Address: 1920 Bridge Lane
Price: \$299,999
Size: 2 Bed, 2 Bath, 1126 Sq. Ft. Condo
Type: Potential Short Sale
Description: Riverfront Park- end unit condo on the Yampa River with great views. Excellent natural lighting with extra windows. Enjoy fly fishing just outside your home on the Yampa.



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ID #: 130605
Address: 25050 Pine Street, Phippsburg
Price: \$300,000
Size: 2 Bed, 2 Bath, 1370 Sq. Ft. Single Family Home
Type: Potential Short Sale
Description: Charming country property with cute house and 30x60 barn. 41 acres, fenced and cross-fenced, perfect for livestock or horses. Very private location.



ID #: 130982
Address: 382 Old Fish Creek Falls Road
Price: \$309,000
Size: 3+ Bed, 2 Bath, 1504 Sq. Ft. Townhouse
Type: Potential Short Sale
Description: Steamboat Ridge- Great opportunity to purchase large downtown townhome with excellent views. This unit has upgraded kitchen and baths, extra storage, 2 decks and a hot tub.



ID #: 130512
Address: 1220 Sparta Plaza
Price: \$319,000
Size: 3 Bed, 2.5 Bath, 1358 Sq. Ft. Townhouse
Type: Potential Short Sale
Description: Walton Village Condo- two story end unit provides lots of privacy and several groves of aspens surround the deck. Beautifully furnished with "mountain décor". Lots of amenities.



ID #: 130123
Address: 2200 Apres Ski Way
Price: \$375,000
Size: 2 Bed, 2 Bath, 1070 Sq. Ft. Condo
Type: Potential Short Sale
Description: Snowflower- ski in/ski out condo. Enjoy a prime location, pool, hot tub, tennis and covered parking. Recent luxury upgrades, washer/dryer, ski mountain views.



ID #: 129989
Address: 48225 Flora Court
Price: \$399,000
Size: 3 Bed, 2 Bath, 1813 Sq. Ft. Single Family Home
Type: Potential Short Sale
Description: Elk River Area- breathtaking views of the Continental Divide. Snowmobiling, horseback riding are at your fingertips. 3 year old construction. 35x60 shop.



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ID #: 130939
Address: 580 Parkview Drive
Price: \$400,000
Size: 3 Bed, 2.5 Bath, 1613 Sq. Ft. Townhouse
Type: Bank Owned
Description: Longview- newer duplex townhome in excellent condition. Granite tile counters, wood, slate and ceramic tile floors. Gas fireplace in living room with a river rock surround and log mantel.



ID #: 129510
Address: 32935 Maverick Way
Price: \$497,200
Size: 6 Bed, 4 Full, 3 Half Bath, 5840 Sq. Ft. Single Family Home
Type: Potential Short Sale
Description: Overland Subdivision- spacious and bright timber frame home set in a .9 acre aspen grove for total privacy. Vaulted ceilings, sky lights, walls of windows and decks on both levels allow you to enjoy the beauty of the surroundings.



ID #: 130929
Address: 817 Mill Run Court
Price: \$529,900
Size: 6 Bed, 4.5 Bath, 4015 Sq. Ft. Single Family Home
Type: Bank Owned
Description: Fox Hunt Subdivision- large home that includes an office, family room, rec room and 2 bedroom caretaker unit. Located at the end of a cul-de-sac bordering open space.



ID #: 129509
Address: 60035 Antelope Way
Price: \$1,500,000
Size: 4 Bed, 3.5 Bath, 3515 Sq. Ft. Single Family Home
Type: Potential Short Sale
Description: Aspen Heights- the most spectacular setting in North Routt. Views of Sand Mtn, Hahn's Peak and Steamboat Lake from every window in this custom built home.



ID #: 129588
Address: Lot 51 Morningside
Price: \$23,500
Size: 0.52 Acres, Residential/Acreage
Type: Potential Short Sale
Description: Morningside Subdivision- beautiful wooded lot that borders greenbelt with pond. Aspen grove that affords privacy.



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ID #: 130726
Address: Lot 36 Black Horse II
Price: \$29,000
Size: 1.47 Acres, Residential/Acreage
Type: Bank Owned
Description: Black Horse II at Stagecoach- wooded lot, easy access on RCR 16. Tap fees paid.



ID #: 130994
Address: 331680 Shoshone Way
Price: \$55,000
Size: 1.57 Acres, Residential/Acreage
Type: Bank Owned
Description: South Shore Subdivision- one of the best views in Routt County. This is one of the larger lots in the subdivision. South Shore has a boat ramp, trails and easy access.



ID #: 130427
Address: 23430 Postrider Trail
Price: \$59,000
Size: 0.28 Acres, Residential/Acreage
Type: Bank Owned
Description: Neighborhoods at Youngs Peak- this lot is aggressively priced for a quick sale. Gentle sloping, corner lot that backs to common area/open space.



ID #: 129552, 129553, 129556
Address: Lots in Neighborhoods at Youngs Peak
Price: \$75,900-\$98,900
Size: 0.40-0.44 Acres, Residential/Acreage
Type: Potential Short Sale
Description: Neighborhoods at Youngs Peak- wonderful lots with great views in all directions. Quiet neighborhood with parks and trail system and open space.



ID #: 129474
Address: 22865 Broken Talon Way
Price: \$134,000
Size: 1.21 Acres, Residential/Acreage
Type: Potential Short Sale
Description: Eagles Watch Subdivision- lot sits on the top of the hill and is covered in aspens and oaks. Very private, great views.



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ID #: 129934
Address: 22950 RCR 212
Price: \$175,000
Size: 10.96 Acres, Residential/Acreage
Type: Bank Owned
Description: No covenants for this secluded parcel in Stagecoach. This property offers a mix of aspen, pine, gamble oak, a small meadow and a knoll backdrop.



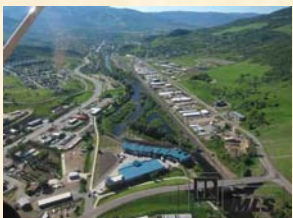
ID #: 130631
Address: TBD Antelope Way
Price: \$185,000
Size: 5.06 Acres, Residential/Acreage
Type: Potential Short Sale
Description: Aspen Heights Subdivision- Views of Hahn's Peak. Easy access off of RCR 129. Close to Steamboat Lake State Park. Lot corners are flagged.



ID #: 129748, 129746, 129750
Address: 1935 13th Street
Price: \$229,000-\$399,000
Size: 1323-2182 Sq. Ft. Industrial Mixed Use
Type: Bank Owned
Description: Mile View Warehouse- 3 units in this beautiful established live/work building with convenient access to core trail overlooking 1.2 acre mini-wildlife area. Brand new construction.



ID #: 128789
Address: 1920 Bridge Lane
Price: \$240,000
Size: 1039 Sq. Ft. Commercial
Type: Potential Short Sale
Description: Riverfront Park- here is a chance to get an end unit commercial building for a great workspace. Great natural lighting with views overlooking the Yampa.



ID #: 130813
Address: 1920 Bridge Lane
Price: \$499,000
Size: 2163 Sq. Ft. Commercial Mixed Use
Type: Potential Short Sale
Description: Riverfront Park- Both commercial/light industrial and residential making for an easy commute to work in the morning. Your office/workspace is located directly downstairs from your comfortable apartment.



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ID #: 129885
Address: 1169 Hilltop Parkway
Price: \$600,000
Size: 2660 Sq. Ft. Commercial Mixed Use
Type: Bank Owned
Description: Fox Creek Subdivision- Condo office space located between town and the mountain. Great office space on street level with parking. 5 private offices, conference room, bathroom, kitchen and more.



ID #: 130903
Address: 1724 Ski Time Square
Price: \$2,000,000
Size: 13000 Sq. Ft. Commercial
Type: Bank Owned
Description: Lower level commercial area of Clock Tower Square. Entire package of three properties can be purchased for \$6.5m.