



BANK OWNED AND SHORT SALES – AUGUST 2011



ID #: 132009
Address: 23130 Schussmark Trail Unit E
Price: \$72,900
Size: 3BD, 2BA, 1428 sq ft Townhome
Type: Potential Short Sale
Description: Bring offers! 3BD, 2BA, newer kitchen, flooring, light fixtures and texture. Three decks and great views of mountains and Stagecoach Lake. Enjoy all of the Stagecoach areas amenities including the lake, trails & National Forest!



ID #: 131735
Address: 1385 Sparta Plaza, Rho 2
Price: \$73,900
Size: 1BD, 1BA, 584 sq ft Condo
Type: Potential Short Sale
Description: The residence is located on the street level of the newest building in the development, building Rho. Great views of the Steamboat Ski Area, on bus route and close to the main city biking trail system. The HOA amenities include outdoor pool, hot tub, beach volleyball court and 4 tennis courts.



ID #: 132114
Address: 260 Harvest Drive, Hayden, CO
Price: \$84,900
Size: 3BD, 2BA, 1530 sq ft townhome
Type: Bank Owned
Description: Incredible value! Newer 3BD, 2BA darling townhome with two living areas. Corner unit away from street with gas log fireplace, newer pergo flooring and carpeting, large kitchen, washer dryer and nice deck off back. Built in 2001 this is ready to move into!



ID #: 131041
Address: 236 Harvest Drive, Hayden, CO
Price: \$117,000
Size: 3BD, 2BA, 1296 sq ft
Type: Potential Short Sale
Description: Nothing to do but move into this sunny and bright 3BD, 2BA end unit townhome. Don't miss the special touches including crown molding and granite kitchen counter tops. This is a great starter home opportunity with that hard to find finished basement!



ID #: 131975
Address: 9 Cypress Court
Price: \$144,900
Size: 2BD, 1BA, 968 sq ft Townhome
Type: Potential Short Sale
Description: You'll appreciate the love & care that went into this charming 2 bedroom, 1 bath Whistler Townhome. Beautiful remodel includes thoughtful touches like stainless Frigedaire appliances, cherry cabinetry with tasteful countertops in the kitchen and bath, easy-care carpet and tile floors.



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ID #: 130982
Address: 382 Old Fish Creek Falls Rd
Price: \$279,500
Size: 3+BD, 2BA, 1504 sq ft Townhome
Type: Potential Short Sale
Description: Great opportunity to purchase large downtown townhome with excellent views. This 3 plus unit has upgraded kitchen and baths, extra storage, 2 decks and hot tub. Very good condition, with carport and low HOA's.



ID #: 131765
Address: 1920 Bridge Lane
Price: \$299,999
Size: 2BD, 2BA, 1126 sq ft Condo
Type: Potential Short Sale
Description: Excellent natural lighting with the extra windows of an end unit, big views overlooking the Yampa and the mountains beyond. Featuring 2 bedrooms, 2 baths in this upstairs condo, this condo is well finished with a modern kitchen and granite counter-tops.



ID #: 132072
Address: 25050 Pine Street, Phippsburg, CO
Price: \$300,000
Size: 2BD, 2BA single family home with 2-car detached garage
Type: Potential Short Sale
Description: Charming country property with cute house and 30x60 barn w/ 14' eaves and two 10x10 roll up doors plus 16x12 hay storage opening. Garage is part of the barn. The 41 acres is fenced and cross-fenced. Very private location with beautiful views and lots of wildlife. Don't miss this wonderful ranchette!



ID #: 130939
Address: 580 Parkview Drive
Price: \$310,000
Size: 3BD, 2BA Townhome with 2-car attached garage
Type: Bank Owned
Description: Newer duplex townhome in excellent condition with picture frame views of the Steamboat Ski Area and Emerald Mtn. Granite tile counters. Wood, slate and ceramic tile floors. Wood blinds and bamboo shades. Gas fireplace in the living room with a river rock surround and log mantel.



ID #: 131449
Address: 2769 Apres Ski Way
Price: \$320,000
Size: 3BD, 3BA, 1800 sq ft Townhome
Type: Potential Short Sale
Description: Great spacious tri-level townhome with 2 living areas, perfect for large family or someone who desires square footage. Versatile and functional home perfect for rentals and/or long term investment. Walking distance to the slopes and on the bus route, great patio/porch overlooking massive trees and open space.



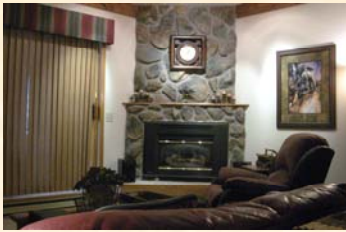
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ID #: 129989
Address: 48225 Flora Court
Price: \$350,000
Size: 3BD, 2BA single family home with 2-car attached garage
Type: Potential Short Sale
Description: Breathtaking views of the Continental Divide at the West end of the Elk River Valley. Snowmobiling, horseback riding are at your fingertips. Three BR's , 2 Baths with 1100 sf unfinished in LL. 35 X 60 shop that is everyman's dream. Could be garage w/extra storage also. Horses are allowed.



ID #: 130889
Address: 311 Apple Drive
Price: \$365,000
Size: 3BD, 2BA townhouse with 2-car attached garage
Type: Potential Short Sale
Description: Located on a quiet cul-de-sac above town this 3 bedroom, 2.5 bath, 2 car garage, ½ duplex is a great family home. Highlights include open floor plan, hardwood floors, hickory cabinets, under cabinet heater, gas fireplace, main floor master and xeriscape landscaping.



ID #: 130123
Address: 2200 Apres Ski Way, #205
Price: \$375,000
Size: 2BD, 2BA Condo with parking garage
Type: Potential Short Sale
Description: Ski in/out 2BD condominium. Enjoy a prime location, pool, hot tub, tennis and covered parking. Recent luxury upgrades, washer/dryer, ski mountain views make this a steal. Short Sale addendum required.



ID #: 131916
Address: 29640 Elk View Drive
Price: \$490,400
Size: 4+BD, 3BA, single family home with 2-car attached garage
Type: Bank Owned
Description: Great opportunity to live in a rural setting on 4.71 acres with ski area views, yet be only 5 minutes to downtown Steamboat Springs! Log style home with 4+ bedrooms, 3 full baths & 2,062 square feet all in very good condition.



ID #: 132147
Address: 1053 Pine Street
Price: \$495,000
Size: 3BD, 2BA, 1446 sq ft single family home
Type: Bank Owned
Description: Listen to the tranquil sounds of Soda Creek from every window of this 3 bedroom, 2 bath home located one block from Main Street /Lincoln Avenue in Old Town. Mature pines and cottonwoods outline the property allowing for a private setting in the backyard along the creek. Large river rock steps lead right to the waters edge to wet a line or dip the feet on a hot day.



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ID #: 131139
Address: 29990 Rock Point Trail
Price: \$539,690
Size: 6BD, 4BA single family 2-car detached garage
Type: Potential Short Sale
Description: Wonderful family home with spectacular views of Stagecoach Reservoir and surrounding mountains. Quality appliances and fixtures with efficiency in mind. Spacious rooms and multiple living spaces make this a perfect home for a growing family. Oversized outdoor living areas including huge decks.



ID #: 132112
Address: 2662 Burgess Creek Rd
Price: \$593,111
Size: 3BD, 4BA single family home with 2-car attached carport
Type: Bank Owned
Description: Great location with ski mountain view. Large deck for entertaining. Full public utilities for this interesting get-away cabin. \$75 Doc Fee to be paid by Buyer at closing. All contracts/offers are subject to One West Bank Senior Mgmt approval and any offers or counter offers by One West are not binding unless the entire agreement is ratified by all parties.



ID #: 131982
Address: 1825 Montview Lane
Price: \$1,690,000
Size: 5+BD, 4BA single family home with 2-car attached garage
Type: Potential Short Sale
Description: Incredible short sale opportunity on this newer luxury master piece just blocks from the base of the Ski Area! Excellent mountain craftsmanship is found in 5+ bedrooms, 4 baths, 2 car garage on .50 acre with beautiful landscaping.