

BANK OWNED AND SHORT SALES – JANUARY 2012



ID #: 133078
Address: Wagon Wheel Condo Unit 6
Price: \$64,900
Size: 3BD, 2BA condo
Type: Potential Short Sale
Description: What a deal for this Condo! Short Sale opportunity in Stagecoach. This 3 bedroom 2 bath condo has over 1200 s.f. and is in good condition. Newer carpet and tile, clean and partially furnished with beds, TV, window treatments and bar stools. The back deck looks out to the mountains and is an upper unit. Great buy for an investor or local.



ID #: 132812
Address: 112 E Williams, Oak Creek, CO
Price: \$66,500
Size: 4BD, 2BA single family with 2-car detached garage
Type: Bank Owned
Description: Single Family home with good potential and nice location within Oak Creek. Four bedrooms, 2 baths, detached 2 car garage and fenced yard all offer great potential for a buyer willing to give the home a little TLC.



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 #: 133059
Address: 30 Balsam Ct., Whistler Village Townhomes
Price: \$120,900
Size: 2BD, 1BA townhome
Type: Bank Owned
Description: Great opportunity on this 2 bedroom/1 bath townhome just blocks from the Steamboat Ski Area and on the free bus route. Enjoy the large open deck, new carpet, gas stove on two levels. New electric range oven installed.



ID #: 133151
Address: 9 Cypress Court
Price: \$129,900
Size: 2BD, 1BA townhome
Type: Potential Short Sale
Description: Townhouse Beautiful – You'll appreciate the love & care that went into this charming 2 bedroom, 1 bath Whistler Townhome. Beautifully remodel includes thoughtful touches like stainless Frigidaire appliances, cherry cabinetry with tasteful countertops in the kitchen and bath, easy-care carpet and tile floors.

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ID #: 132820
Address: 22571 Cheyenne Trail, Oak Creek, CO
Price: \$198,700
Size: 3BD, 2BA single family home with 2-car attached garage
Type: Potential Short Sale
Description: This beautifully finished mint condition three bedroom two bathroom ranch style home in Morningside has the quality workmanship usually found only in million dollar homes.



ID #: 132598
Address: 259 6th Street
Price: \$210,000
Size: 1BD, 1BA condo
Type: Potential Short Sale
Description: Located 1 block off of Main St, this 1 bedroom, 1 bath condo is convenient to everything that downtown Steamboat Springs has to offer. Recent remodel includes new kitchen cabinets and appliances, granite counters, ceramic tile backsplash and bamboo floors.



ID #: 132998
Address: 3461 Sunburst Ct., #31
Price: \$276,200
Size: 2BD, 2BA Townhome
Type: Potential Short Sale
Description: Bordered on two sides by a creek, this sunny two bedroom two bath Sunburst Townhome is wonderfully private and lives like a single family home. From the custom paint and tile work to the perennial garden beds, pride of ownership is evident in this im-



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 up-stairs condo, this condo is well finished with a modern kitchen and granite counter-tops.



ID #: 132592
Address: 524 Buena Vista Court
Price: \$335,000
Size: 3BD, 2BA townhome
Type: Bank Owned
Description: Live between downtown and the mountain with beautiful views of the Steamboat Ski Area, the South Valley and Emerald Mountain. A large deck wraps around the back of the home, giving you ample room to relax and take in the views. Inside the home, the main level features a kitchen, island and family area.

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ID #: 131889
Address: 61020 RCR 129, Hahn's Peak Village, CO
Price: \$350,000
Size: 3+BD, 3BA single family home
Type: Potential Short Sale
Description: One of a kind property, built by the owner who is a master log home builder. Post and Beam construction with huge views of mountains and Steamboat Lake. Attention to all details are evident throughout the home. Large/open living area, solid wood breakfast bar, with beetle kill accents. Slate, beautiful natural wood flooring. MUST SEE to APRECIATE!!



ID #: 133057
Address: 2650 Medicine Springs #24
Price: \$354,900
Size: 3BD, 4.5BA townhome with 2-car attached garage
Type: Bank Owned
Description: Incredible opportunity to own a large 3bedroom/4.5 bath-2AG townhome just blocks from the Steamboat Ski Area! At 2,636 square feet and \$134/ft this is a wonderful opportunity! This townhome has a great separated living areas on 3 levels and a sauna/hottub area for relaxing after a day on the slopes.



ID #: 133038
Address: 555 Amethyst Drive
Price: \$370,000
Size: 3+BD, 3BA single family with 2-car attached garage
Type: Potential Short Sale
Description: Home by Steamboat Springs High School. Get a great deal, put a little sweat equity in, and you'll have a nice family home in Fish Creek area. Three bedrooms +, two baths, two-car garage, very nice back yard with covered deck.



ID #: 129746
Address: 1935 13th Street, Unit 1A
Price: \$379,000
Size: 1775 sq. ft. Industrial Mixed Use
Type: Bank Owned
Description: Ease into this beautiful established live/work building with convenient access to core trail overlooking 1.2 Acre mini-wildlife area. Pre-wired for satellite, sound & security! Natural gas on decks for grills.



ID #: 133128
Address: 27925 Silver Spur St.
Price: \$399,900
Size: 3BD, 3BA single family with 2-car attached garage
Type: Bank Owned
Description: Great Opportunity on a 2,408 sq ft single family home just 4 miles from downtown Steamboat Springs! Very well maintained 3 bedrooms/3baths & 2 car attached garage-nice master with views walk-in closet. Enjoy the two living areas, one with wood floors, stone and tile accents.



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ID #: 133021
Address: 813 Majestic Circle
Price: \$509,900
Size: 4BD, 4BA townhome with 2-car attached garage
Type: Bank Owned
Description: Newer 2006 built townhome in very good condition just 2 miles from the ski area on bus route, close to Yampa River trail and all of Steamboat's amenities! 4 bedrooms, 4 baths, open living/kitchen area with gas fireplace.



ID #: 132731
Address: 26050 Old Stage Trail, Oak Creek, CO
Price: \$598,900
Size: 4BD, 2BA single family home with 2-car attached garage
Type: Potential Short Sale
Description: 4 bedroom ranch style log home with 1176 sq ft detached caretaker home on 42+ acres, fenced and cross fenced with a barn plus additional outbuildings.



ID #: 132920
Address: 2550 S Copper Frontage
Price: \$650,000
Size: Industrial Mixed Use with 2.11 acres
Type: Bank Owned
Description: Prime opportunity for large industrial space that is subdivided into 10 units. Can be used as Warehouse/Office/Retail. Located off Hwy 40 on RCR 129. Ample parking, 6-oversized 14' bay doors. Close to the Bob Adams Airport, Fedex and UPS-7-11.



ID #: 132921
Address: 2754 Downhill Drive, Units A, B, C & D
Price: \$840,000
Size: 8671 sq. ft. Industrial Mixed Use
Type: Bank Owned
Description: Four of the 5 units in the development, Beautiful showroom and offices, on 1st and second levels with warehouse in back, High ceiling and doors, great location and exposure with a lot of parking around building. Turn key commercial building with established tenants.



ID #: 132895
Address: 1805 Stone Creek Court
Price: \$999,900
Size: 4BD, 4+BA townhome with 2-car attached garage
Type: Bank Owned
Description: Located just a short distance to the ski base area, this property is convenient to everything that Steamboat's world class resort has to offer. Impeccable craftsmanship, high-end finishes and a very functional floorplan that features 4 bedrooms, 4.5 baths, a loft overlooking the living room and huge stone fireplace and a large family room with wet bar.