

\$1,250,000 - 32100 Preserve Drive N, Steamboat Springs

MLS® #S1053010

\$1,250,000

Bedroom, 0.00 Bathroom,
Land on 35.00 Acres

TIMBERS PRESERVE SUBD, Steamboat
Springs, CO

Incredible 35 acre parcel with privacy and ELEVATED VIEWS in Steamboat's beautiful South Valley, only 8 minutes from the Steamboat Ski Area, featuring a level building envelope and utilities to the lot line (community water, electric, cable), McKinnis Creek meandering through the parcel and development and SELLER FINANCING available. Perfectly situated on a saddle ensuring 360 degree views of Lake Catamount, the Yampa Valley, Flattops, Steamboat ski area and beyond, with level access to the home site and surrounded by an abundance of mature trees. Timbers Preserve is a Private 12 lot development adjacent to Routt National Forest offering private building envelopes for all parcels and recreational easements and trails for homeowners to enjoy over 400 acres of shared use with access to public land. This very private acreage is READY for your vision as the building site has been cleared, water and electric are at the lot line, and much of the legwork with the county is complete. Ideal for buyers looking for huge VIEWS, privacy, close proximity to the ski area and a short drive to downtown Steamboat. Detailed property Fact Sheet and building plans are available upon request. Seller is offering seller financing for approximately 40% of the purchase price for two years at 4.9% in order to free up a portion of buyer funds to start planning and building their future home.



Essential Information

MLS® #	S1053010
Price	\$1,250,000
Bathrooms	0.00
Acres	35.00
Type	Land
Sub-Type	Residential
Status	Closed

Community Information

Address	32100 Preserve Drive N
Area	South Valley
Subdivision	TIMBERS PRESERVE SUBD
City	Steamboat Springs
County	Routt
State	CO
Zip Code	80487

Amenities

Utilities	Electricity Available, Municipal Utilities, Water Available
View	Lake, Mountain(s), Ski Area, Valley

Exterior

Lot Description	Borders National Forest
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School Information

Elementary	Soda Creek
Middle	Steamboat Springs
High	Steamboat Springs

Additional Information

Date Listed	August 18th, 2024
HOA Fees	5000
HOA Fees Freq.	Annually

Listing Details

Listing Office	The Group Real Estate, LLC
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