

SATURDAY  
SEPTEMBER 3  
1PM – 5PM

# 2016 LABOR DAY HOME TOUR

FREE SELF-GUIDED TOUR.  
Visit any or all  
properties at your leisure!



## 837 DOUGLAS STREET

\$587,000      3BD / 2BA / 1,954SF  
Charming Old Town home on a quiet street and great lot! Walk or bike everywhere from here.  
**ADRIENNE STROOCK** 970.846.3590



## 42295 SODA CREEK LANE

\$1,450,000      5BD / 4+BA / 6,098SF  
Brilliant 3 bdrm, 2.5 bath main home with separate 2 bdrm, 2.5 bath guest home on Soda Creek.  
**KATHY STEINBERG** 970.846.8418



## 41615 COUNTY ROAD 38A

\$1,175,000      4BD / 4.5BD / 4,072SF  
Country living close to town. Horses, pond, stream, gardens, views & proximity to Nat'l Forest/wilderness.  
**ANNE MAYBERRY** 970.846.1425



## 342 BLUE SAGE CIRCLE

\$489,000      3BD / 2.5BA / 1,568SF  
A unique duplex in great shape with no HOA. Spacious lot, tree patio and oversized garage.  
**JACK & DIANE CARTER** 970.846.3261



## 650 STEAMBOAT BOULEVARD

\$2,600,000      4BD / 4+BA / 5,486SF  
Sanctuary 5,486sf custom home with modern finishes, theater, gym, wine cellar, Savant System and views.  
**CAM BOYD** 970.846.8100



## 1076 STEAMBOAT BOULEVARD

\$1,399,000      5BD / 3BA / 3,408SF  
Immaculate home in The Sanctuary with beautiful views, mature landscaping and direct trail access.  
**CHARLIE DRESEN** 970.846.6435



## 1160 FAIRWAY WOODS

\$2,195,000      4BD / 4.5+BA / 7,801SF  
Bordering Rollingstone Golf, this home has custom woodwork, elevator, water feature, and ski mtn views.  
**CAM BOYD** 970.846.8100



## 870 & 880 ANGELS WAY

\$1,400,000, \$1,435,000      4BD / 4.5BA  
Brand new construction, with decks and patios facing Fish Creek. Main floor master suites.  
**STEPHAN ZITTEL** 970.846.4803



## 1055 ANGLERS DRIVE

\$5,700,000      4+BD / 5+BA / 6,541SF  
Exquisite home on Anglers Drive with main level master, ultra plush theater and spectacular views.  
**MARC SMALL** 970.846.8815



## 855 FOX LANE

\$2,390,000      5+BD / 5+BA / 8,286SF  
Recently updated 5+ BD waterfront home with new roof. Perfect location between town and mountain.  
**DARLINDA BALDINGER** 970.846.7192



## 1770 RIVER QUEEN LANE

\$2,300,000      5BD / 5BA / 4,622SF  
One-of-a-kind luxury home with media room. Unparalleled views spanning entire ski area to South Valley.  
**ARLENE ZOPF** 970.846.5310



## 2002 INDIAN SUMMER DRIVE

\$1,281,000      5BD / 5.5BD / 5,069SF  
An actual neighborhood located at the base of the mtn. The Porches offer 4-5 bdrm custom CO built homes.  
**BETH POSTEMSKI** 970.846.2395



## 2580 RIDGE ROAD

\$3,950,000      7BD / 7BA / 7,498SF  
Impressive home perched on the mountain with sweeping views, 6 bdrms and 1 bdrm caretaker unit.  
**PAM VANATTA** 970.291.8100



## 2760 BURGESS CREEK ROAD

\$1,495,000      4BD / 5.5+BA / 4,121SF  
Luxury mountain duplex just moments to the slopes. 4 bedrooms, amazing views and turn-key.  
**PAM VANATTA** 970.291.8100



## 3055 TEMPLE KNOLL

\$5,749,000      6BD / 5+BA / 7,721SF  
Never a Gondola Line. A unique 6+ bedroom home, steps from Thunderhead lift with a wine mine.  
**DARLINDA BALDINGER** 970.846.7192



## 2315 SKI TRAIL LANE – LA CASA #8

\$579,900      3BD / 4BA / 2,187SF  
Inviting and beautifully updated with Bosch appliances, caeserstone counters and wood floors.  
**LISA OLSON** 970.846.0713



## 2542 SKI TRAIL LANE

\$2,950,000      4BD / 4.5BA / 4,844 SF  
Ski-in/out luxury townhome w/4 en-suites and media room. Situated on the ski area alongside the gondola.  
**CAM BOYD** 970.846.8100



## 2645 BRONC BUSTER LOOP

\$1,540,000      4BD / 4.5BA / 3,093SF  
Luxury new home with high-end contemporary finishes, amenities, gondola access and views.  
**COLLEEN DE JONG** 970.846.5569



## 2624 BRONC BUSTER LOOP

\$599,500      4BD / 4.5BA / 5,114SF  
A new standard for luxury fractional ownership. www.2624broncbusterloop.com  
**CHRIS WITTEMYER** 970.846.1364



## 3105 MARIAH COURT

\$499,000      3BD / 4BA / 1,531SF  
Corner lot home on a cul-de-sac. Functional floor plan with garage leading to kitchen. Pets allowed.  
**MICHELLE DIEHL** 970.846.1086



## 35945 AGATE CREEK

\$3,595,000      5BD / 5+BA / 7,950SF  
Privacy, panoramic views, attached apartment suite, and 4-bay garage. It's everything you need.  
**STEPHAN ZITTEL** 970.846.4803



## 30920 ELK LANE

\$1,249,000      4BD / 3.5BA / 3,597SF  
Privacy on 2.79 acres with expansive views, open floorplan, gourmet kitchen, and large deck.  
**CINDY MACGRAY** 970.846.0342



## 30365 DEER LANE

\$2,300,000      5BD / 5BA / 4,420SF  
PRIVATE retreat home only 5.1 miles from town! Great room and family kitchen. First time offered.  
**STEVE DOWNS** 970.846.1709



## 29850 EMERALD MEADOWS DRIVE

\$5,900,000      7BD / 5+BA / 11,823SF  
Emerald Meadows Estate on 110 acres with stunning views. Detached 4 bedroom guest house.  
**TED HOFFMAN** 970.846.1031



## 30355 MARSHALL RIDGE ROAD

\$3,500,000      5BD / 5+BA / 6,676SF  
Stunning & fully furnished masterpiece on 50+ private acres in the gated community of Sidney Peak Ranch.  
**CAM BOYD** 970.846.8100



## 32120 COUNTY ROAD 14C

\$4,800,000      6+BD / 6+BA / 8,441SF  
Bring your horses to this stunner. 6-ensuite bdrms, guest home & breathtaking views of Lake Catamount.  
**DARLINDA BALDINGER** 970.846.7192



## 33560 CATAMOUNT DRIVE

\$5,275,000      6BD / 10BA / 9,792SF  
Modern 6 bdrm luxury home on the 10th fairway at Catamount Ranch. Wine cellar, infinity spa, elevator.  
**PAM VANATTA** 970.291.8100



## 34200 CATAMOUNT DRIVE

\$4,900,000      7BD / 9BA / 8,690SF  
Amazing fusion of nature and luxury. 7 bdrm home by the Catamount Golf Course with huge views.  
**PAM VANATTA** 970.291.8100



# 2016 LABOR DAY HOME TOUR

SAT  
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- 1 837 DOUGLAS STREET**  
\$587,000 #161446  
Lincoln Ave to 9th Street, L on Yahmonite, R on Merritt, L on Douglas, on the L.
- 2 42295 SODA CREEK LANE**  
\$1,450,000 #139992  
Fish Creek Falls Rd, L on Amethyst, R on Soda Creek Highlands, R on Soda Creek Ln, on the R.
- 3 41615 COUNTY RD 38A**  
\$1,175,000 #160999  
Fish Creek Falls Rd, L on Amethyst, R to CR 36, R on CR 38, 1st L (CR 38A), 4th home on the L.
- 4 342 BLUE SAGE CIRCLE**  
\$489,000 #161517  
Fish Creek Falls Rd, L on Blue Sage Drive, L on Blue Sage Circle, on the R.
- 5 650 STEAMBOAT BOULEVARD**  
\$2,600,000 #160659  
Hwy 40 to Mt Werner Road, L on Steamboat Boulevard, 2.5 miles, on the R.
- 6 1076 STEAMBOAT BOULEVARD**  
\$1,399,000 #160981  
Hwy 40 to Mt Werner Road, L on Steamboat Boulevard, on the R.
- 7 1160 FAIRWAY WOODS**  
\$2,195,000 #141633  
Hwy 40 to Mt Werner, L on Stmbt Blvd, R on Fairway Woods (before the stop), 2nd on the L.
- 8 870 & 880 ANGELS WAY**  
\$1.4M, \$1.435M #141149, 141771  
Hwy 40 To Pine Grove Rd, L on Angels View (Barn Village) 2nd duplex on the L.
- 9 1055 ANGLERS DRIVE**  
\$5,700,000 #160079  
Hwy 40 to Anglers Drive, on the R (across from Rita Valentine Park).
- 10 855 FOX LANE**  
\$2,390,000 #160379  
Hwy 40 to Anglers Drive, R on Fox Lane, 2nd Driveway on the R.
- 11 1770 RIVER QUEEN LANE**  
\$2,300,000 #161635  
Mt Werner to Stmbt Blvd, R on Clubhouse, R on River Queen, at the end on the L.
- 12 2002 INDIAN SUMMER DRIVE**  
\$1,281,000 #160368  
Mt Werner Rd to Steamboat Blvd, immediate R on Rockies Way, L on Indian Summer, on the R.
- 13 2580 RIDGE ROAD**  
\$3,950,000 #160435  
Mt Werner Circle, to Burgess Creek Rd, L on Ridge Rd, 4th on the L.
- 14 2760 BURGESS CREEK ROAD**  
\$1,495,000 #160903  
Mt Werner Circle, to Burgess Creek Rd, before hairpin turn on the L.
- 15 3055 TEMPLE KNOLL**  
\$5,749,000 #141850  
Mt Werner Circle to Burgess Creek Rd, to the end, L on Temple Knoll, on the L.

- 16 2315 SKI TRAIL LN-LA CASA #8**  
\$579,900 #161069  
Mt Werner to Après Ski Way, L on Ski Trail Ln, R into La Casa, Unit #8.
- 17 2542 SKI TRAIL LANE**  
\$2,950,000 #161465  
Mt Werner to Après Ski Way, L on Ski Trail Lane, on the L.
- 18 2645 BRONC BUSTER LOOP**  
\$1,540,000 #141130  
Mt Werner to Broomtail Ln, R on Bangtail Way, 2nd L on Bronc Buster Loop, on the R.
- 19 2624 BRONC BUSTER LOOP**  
\$599,500 #140829  
Hwy 40 to Walton Creek, L on Cattle Kate Circle, R on Bronc Buster Loop on the R.
- 20 3105 MARIAH COURT**  
\$499,000 #160907  
Hwy 40 to Walton Creek Road, R on Chinook, R on Mariah Court, on the R.
- 21 35945 AGATE CREEK**  
\$3,595,000 #141770  
W on Mt Werner, L on River Rd, S Entrance -R on Aspen Ridge, L on Agate Creek, on the L.
- 22 30920 ELK LANE**  
\$1,249,000 #160649  
South on River Road (14), R on Elk Lane into Steamboat Pines, 1.1 mi, on the R at 2nd R turn.
- 23 30365 DEER LANE**  
\$2,300,000 #161592  
South on River Road (14), R on Elk Lane, L on Deer Lane (at the 4-Way intersection).
- 24 29850 EMERALD MEADOWS DR**  
\$5,900,000 #160169  
Hwy 40 to 131, R on 22, R on 14, L on Emerald Meadows Drive, End of drive to the L.
- 25 30355 MARSHALL RIDGE RD**  
\$3,500,000 #137606  
Hwy 40 to 131, R on 14, L on Hunt Horse-Sidney Peak entrance, L on Marshall Ridge, on the L.
- 26 32120 COUNTY ROAD 14C**  
\$4,800,000 #160959  
Hwy 40 to 131, L on CR18 to Lake Catamount, R on 14C, on the R.
- 27 33560 CATAMOUNT DRIVE**  
\$5,725,000 #141962  
East on Hwy 40, L into Catamount Ranch, the first house on the R past the clubhouse.
- 28 34200 CATAMOUNT DRIVE**  
\$4,900,000 #140207  
East on Hwy 40, L into Catamount Ranch, almost to the end of Catamount Dr, on the R.



Steamboat

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