



WEST END VILLAGE RETREAT  
Steamboat Springs, CO

Steamboat | Sotheby's  
INTERNATIONAL REALTY





## WEST END VILLAGE RETREAT

Bask in great sunsets and ski mountain views from this charming 3 bedroom, 2.5 bath home in West End Village. Spacious and well maintained, this 1,983 sq. ft. home is located just minutes from downtown and the Steamboat Ski Area. The main floor is bright and sunny with large windows and a spacious floorplan. While dinner is being prepared, allow yourself to warm up after a long day of skiing by the living area's fireplace. The kitchen is only steps away with knotty alder cabinets and a breakfast bar that opens into the dining area. The master bedroom also enjoys the privacy of the lower level with an attached bath, walk in closet, jetted tub and direct views of Mt. Werner. Upstairs you will find a loft area and two more bedrooms allowing plenty of room for family and guests. The backyard and deck is a great place to entertain with .65 acres and beautiful views of the ski mountain. With the community park and children's playground nearby, this home is the picture-perfect setting for families and vacationers alike.



**2597 Abbey Road**  
**Steamboat Springs, CO 80487**  
**\$525,000**

3+ Bedrooms/ 2.5 Baths  
 1,783 Square Feet

- Minutes from downtown & the Ski Area
- Direct Mt. Werner views
- Upper family room
- Patio with large backyard
- Community park and children's playground nearby

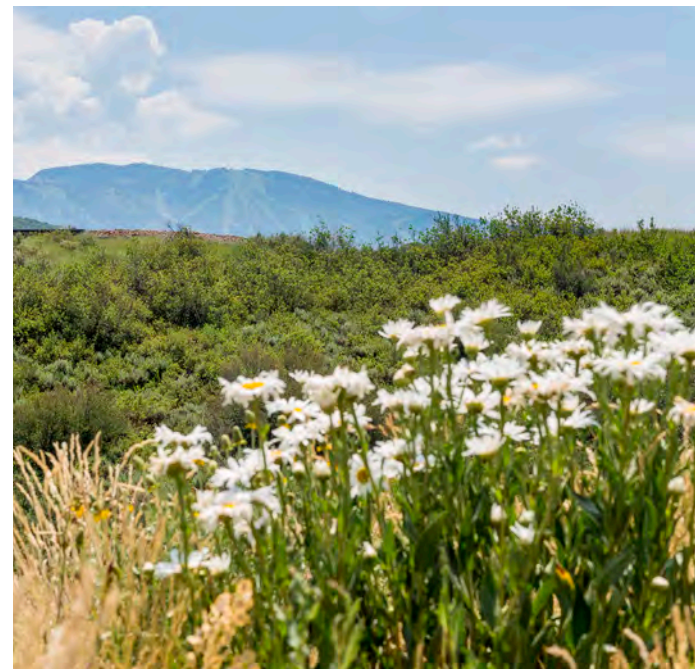
### Cam Boyd

o 970.879.8100 / c 970.846.8100

cam.boyd@steamboatsir.com

[www.steamboatagent.com](http://www.steamboatagent.com)

Steamboat Sotheby's International Realty  
 610 Marketplace Plaza Steamboat Springs, CO  
 80487



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Steamboat | **Sotheby's**  
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## ALL FIELDS DETAIL



<b>MLS #</b>	170840	<b># Bedroom of Primary Stru</b>	3+
<b>Status</b>	ACTIVE	<b>Baths - Full and 3/4</b>	2
<b>Type</b>	Single Family	<b>Baths - 1/2 Baths</b>	1
<b>Area</b>	5-WEST STEAMBOAT / US 40	<b>Primary Garage Type of Primary</b>	Garage Attached
<b>Asking Price</b>	\$525,000	<b>Garage Capacity of Primar</b>	2
<b>Address</b>	2597 Abbey Road	<b>Condition of Primary</b>	Excellent
<b>City</b>	Steamboat Springs		
<b>State</b>	CO		
<b>Zip</b>	80487		
<b>Sale/Rent</b>	For Sale		
<b>Listing Date</b>	4/4/2017		
<b>Levels of Primary</b>	2		
<b>Picture Count</b>	23		
<b>Price Per SQFT</b>	\$294.45		
<b>Virtual Tour</b>	Virtual Tour		
<b>Days On Market</b>	122		



## GENERAL

<b>Class</b>	RESIDENTIAL	<b>Assessor Parcel Number</b>	237000002
<b>Listing Type</b>	Exclusive Right to Sell	<b>Acres</b>	0.65
<b>Sub-Dividable</b>	No	<b>Listing Agent</b>	CAM BOYD - Cell: 970-846-8100
<b>Listing Office 1</b>	STEAMBOAT SOTHEBY'S - Main: 970-879-8100	<b>List Agency</b>	Sellers Agent
<b>Comm: Transaction Broker</b>	3%	<b>Comm: Buyers Agent</b>	3%
<b>Var Rate Commission Y/N</b>	No	<b>Reservations/Pre-Sale Y/N</b>	No
<b>Right First Refusal Y/N</b>	No	<b>Deed Restricted</b>	No
<b>Earnest Money \$</b>	27,000	<b>Owners Name</b>	Stanford
<b>Development</b>	West End Village	<b>School</b>	Soda Creek
<b>County</b>	Routt	<b>Possession</b>	Upon good funds on DOD
<b>Type of Dwelling(s)</b>	Single Unit	<b>Year Built (Use 4 digit)</b>	2005
<b>Finished Square Footage</b>	1,783	<b>Unfinished Square Footage</b>	0
<b>Total Square Feet</b>	1783	<b>Sq Ft Source</b>	Appraisal
<b>List Price per Fin SqFt</b>	\$294.45	<b>Basement of Primary</b>	No
<b>Geocode Quality</b>	Exact Match With Bing	<b>Tax ID</b>	80487
<b>IDX Include</b>	Y	<b>Update Date</b>	8/3/2017
<b>Status Date</b>	6/6/2017	<b>HotSheet Date</b>	8/3/2017
<b>Price Date</b>	8/3/2017	<b>Input Date</b>	5/23/2017 11:21 AM
<b>Associated Document Count</b>	7	<b>Original Price</b>	\$519,000
<b>Agent Hit Count</b>	92	<b>Client Hit Count</b>	143
<b>Expiration Date</b>	12/12/2017	<b>Cumulative DOM</b>	122
<b>Input Date</b>	5/23/2017 11:21 AM	<b>Update Date</b>	8/3/2017 1:53 PM
<b>VOW Include</b>	Yes	<b>VOW Address</b>	Yes
<b>VOW Comment</b>	Yes	<b>VOW AVM</b>	Yes

## FEATURES

<b>APPLIANCES</b>	<b>FOUNDATION</b>	<b>LANDSCAPING</b>	<b>ROOF</b>
Dishwasher	Poured Concrete	Sprinkler System	Shingle
Garbage Disposal	<b>GAS</b>	Outdoor Lighting	<b>SEWER</b>
Refrigerator	Installed	<b>LAUNDRY</b>	Municipal Sewer
Gas Range/Oven	Natural Gas	Lower Level	<b>SHOWING INSTRUCTIONS</b>
Stackable Washer/Dryer	<b>HEATING/VENTILATION</b>	Closet	Call Listing Office
<b>BASEMENT</b>	Natural Gas	<b>LOT DESCRIPTION</b>	Appointment Only
Crawl Space	Forced Air	Cleared Lot	Lock Box Vacant
<b>DOCUMENTS ON FILE</b>	<b>HOA INCLUDES</b>	View	<b>VIEW DESCRIPTION</b>
Location Map	Road Maintenance	Flat	Steamboat Ski Area
House Plans	Snow Plowing	<b>PORCH/PATIO</b>	Mountain
Photographs	Common Amenities	Porch Covered	Valley
Virtual Tour	<b>INTERIOR AMENITIES</b>	Deck Open	<b>WATER HEATER</b>
CC&Rs	Wood Floors	<b>ROADS/ACCESS</b>	Gas
<b>EXTERIOR</b>	Vinyl Floors	Public	<b>WATER SUPPLY</b>
Wood Siding	Carpet	Paved	Municipal Water
<b>EXTERIOR AMENITIES</b>	Window Coverings		<b>WINDOW TREATMENT</b>
Paved Driveway	Ceiling Fan (s)		Blinds



## FEATURES

Paved Street	Smoke Detector
<b>FIREPLACE</b>	Garage Door Open
One	Walk In Closet
Gas Log	Jet Tub
In Living Room	

## FINANCIAL

<b>Real Property Tax \$</b>	\$1,546.24	<b>Real Property Tax Year</b>	2016
<b>HOA Fee</b>	290	<b>HOA Per</b>	Yearly
<b>Annual HOA</b>	\$290.00	<b>Assumable Y/N</b>	No
<b>Owner Financing Ava Y/N</b>	No	<b>Trade/Exchange Y/N</b>	No
<b>REO Bank Owned Y/N</b>	No	<b>Short Sale Potential</b>	No

## LEGAL DESCRIPTION

**Legal Description** LOT 2 WEST END VILLAGE

## DIRECTIONS

**Directions** Take HWY 40 West then turn right on Downhill Dr., turn left on West End Ave, and then take a left onto Abbey Lane. The home is the second on your left.

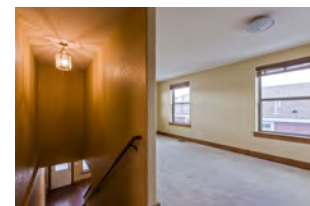
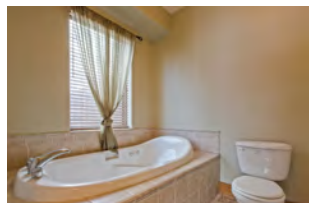
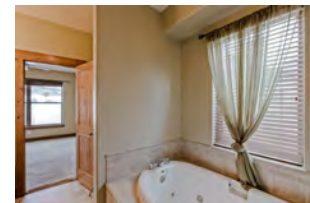
## REMARKS

**Remarks** Bask in great sunsets and ski mountain views from this charming 3 bedroom, 2.5 bath home in West End Village. Spacious and well maintained, this 1,783 sq. ft. home is located just minutes from downtown and the Steamboat Ski Area. The main floor is bright and sunny with large windows and a spacious floorplan. While dinner is being prepared, allow yourself to warm up after a long day of skiing by the living area's fireplace. The kitchen is only steps away with knotty alder cabinets and a breakfast bar that opens into the dining area. The master bedroom also enjoys the privacy of the lower level with an attached bath, walk in closet, jetted tub and direct views of Mt. Werner. Upstairs you will find a loft area and two more bedrooms allowing plenty of room for family and guests. The backyard and deck is a great place to entertain with .65 acres and beautiful views of the ski mountain. With the community park and children's playground nearby, this home is the picture-perfect setting for families and vacationers alike.

## BROKER-TO-BROKER

**Broker-to-Broker** [www.WestEndVillageHome.com](http://www.WestEndVillageHome.com)

## ADDITIONAL PICTURES





## Aerial Map

### 2597 Abbey Road



970.846.8100

610 Marketplace Plaza, Ste 100

Steamboat Springs, CO 80487

CAM BOYD

Owner/ Broker

[cam.boyd@steamboatsir.com](mailto:cam.boyd@steamboatsir.com)





## Topography Map 2597 Abbey Road



970.846.8100  
610 Marketplace Plaza, Ste 100  
Steamboat Springs, CO 80487

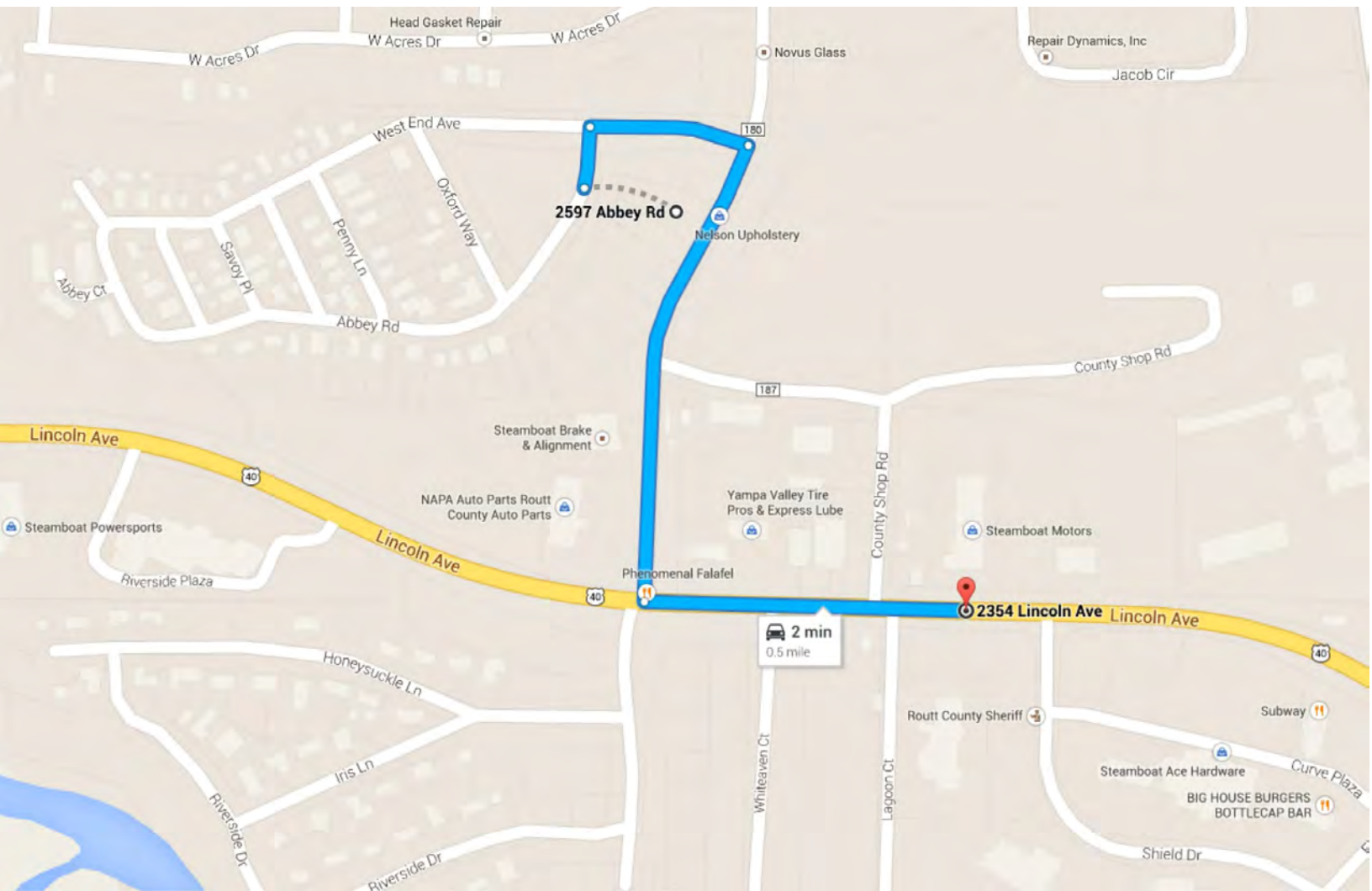
CAM BOYD  
Owner/ Broker  
[cam.boyd@steamboatsir.com](mailto:cam.boyd@steamboatsir.com)





## Directions

### 2597 Abbey Road



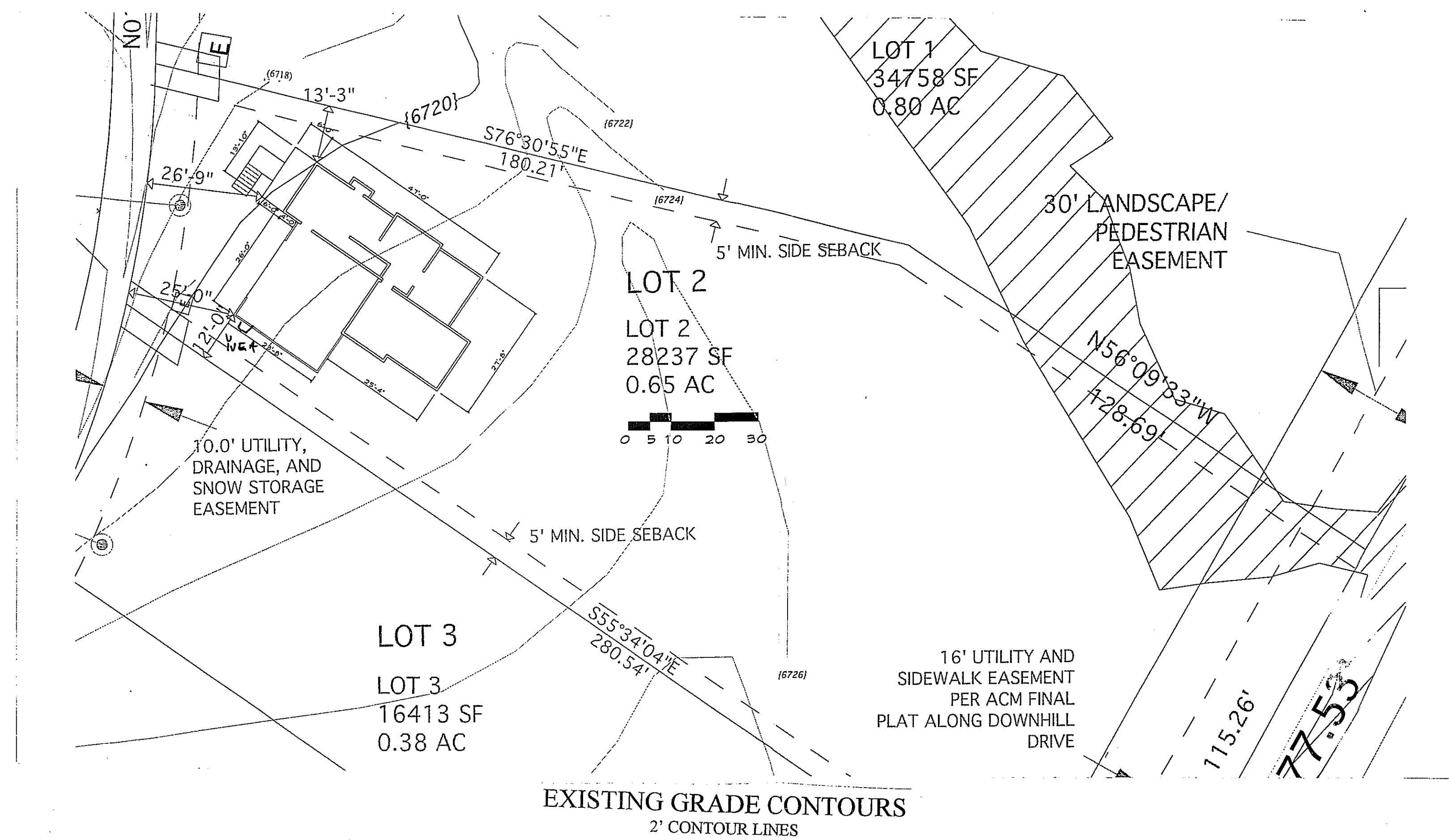
**Directions:** Take HWY 40 West then turn right on Downhill Drive, turn left on West End Ave, and then take a left onto Abbey Lane. The home is the second on your left.


970.846.8100  
610 Marketplace Plaza, Ste 100  
Steamboat Springs, CO 80487

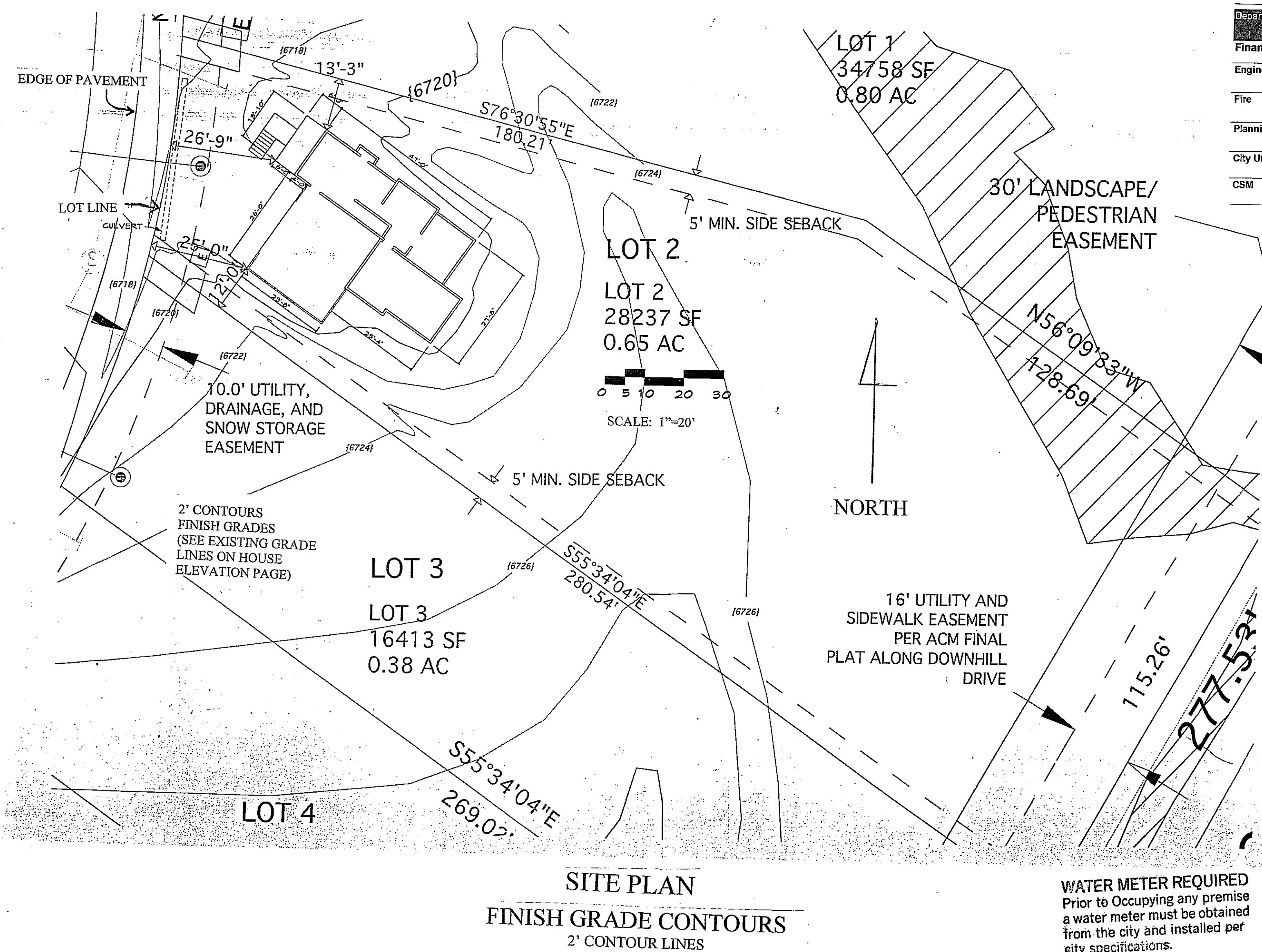
CAM BOYD  
Owner/ Broker  
cam.boyd@steamboatsir.com



RCRB  
Record Set



<div> City of  <b>Steamboat Springs</b>  </div>			COMMENTS
Department	APPR Date	INT	
Finance	4/21/05	OK	
Engineering	4-21-05	SH	SEE RW DRIVE TO STUD 4 3/4", 18" CMP-28" w/ FOS, 21" ASPH/MT DR
Fire			
Planning	4-21-05	SR	
City Utilities			
CSM			



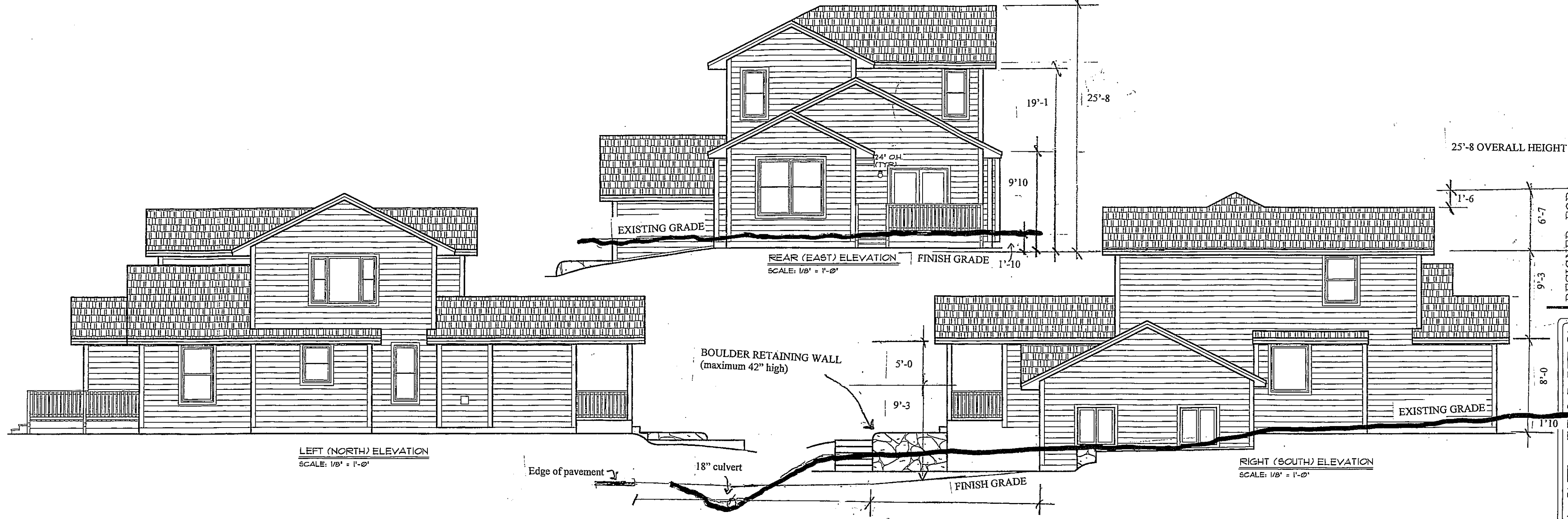
<h2 style="text-align: center;">Plans and Specifications Approval</h2> <h3 style="text-align: center;">Rock County Regional Building Department</h3>			
<p>Approved plans and specs shall not be changed, modified, altered without authorization from the RCABD. All plans and specs shall comply with the approved plan. Plans and specs shall comply with all codes adopted to jurisdiction.</p>			
<input type="checkbox"/> Foundation Only <input type="checkbox"/> You are proceeding at your own risk, final plan review is required (charges).	Date _____	By _____	<input type="checkbox"/> Notes on plans & Attach.
<input checked="" type="checkbox"/> Full Permit: <input type="checkbox"/> Full plan review comments	Date <u>2/27/18</u>	By <u>APB</u>	<input type="checkbox"/> Notes on plans & Attach.

**YAMPA VALLEY ELECTRIC ASSN., INC.**

This approval addresses only the meter and service location.

[illegible]



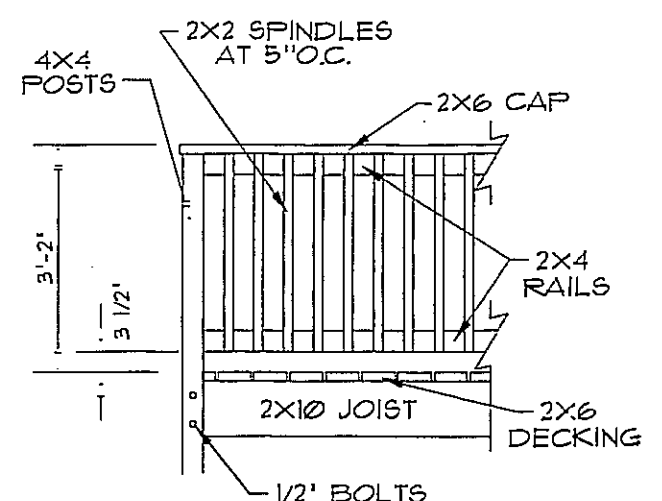


HERITAGE HOMES  
OF NEBRASKA, INC.  
WAYNE, NE 68787

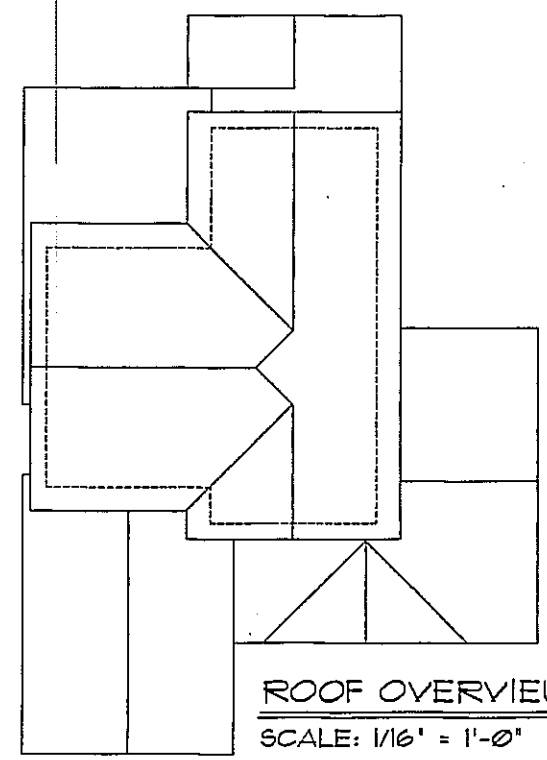
DESIGNED FOR  
MIKE & Kelda WALL  
LOCATION: STEAMBOAT SPRINGS, CO

Driveway profile: 10' minimum at -2% from edge of pavement;  
Then 3% maximum rise for minimum 15'; then 17' (+/-)  
At 9% to top of garage slab.

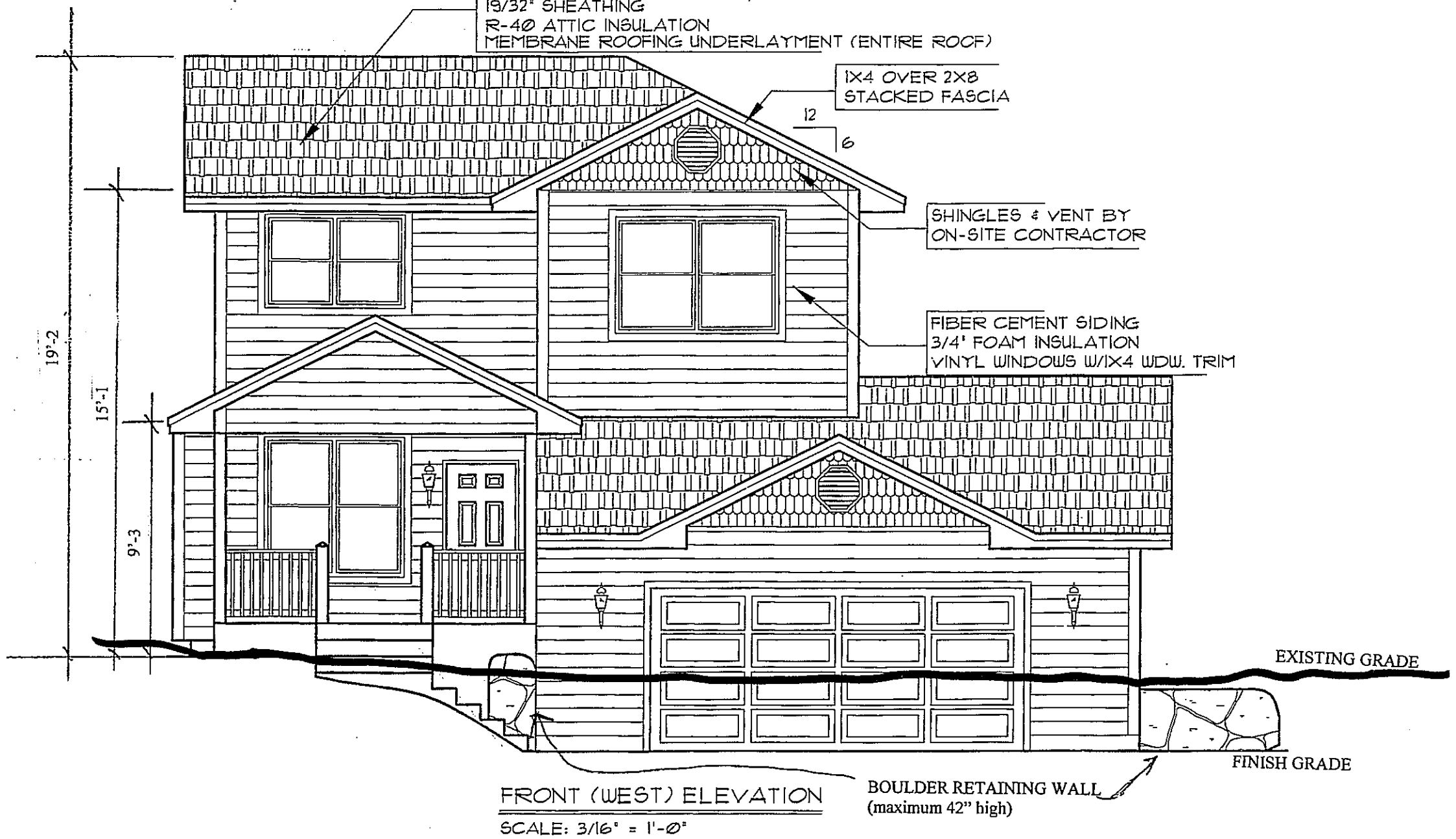
SHINGLE SHINGLES  
19/32" SHEATHING  
R-40 ATTIC INSULATION  
MEMBRANE ROOFING UNDERLAYMENT (ENTIRE ROOF)  
1X4 OVER 2X8  
STACKED FASCIA  
SHINGLES & VENT BY  
ON-SITE CONTRACTOR  
FIBER CEMENT SIDING  
3/4" FOAM INSULATION  
VINYL WINDOWS W/1X4 WDW. TRIM



DECK RAIL DETAIL  
SCALE: 3/8" = 1'-0"



ROOF OVERVIEW  
SCALE: 1/16" = 1'-0"



FRONT (WEST) ELEVATION  
SCALE: 3/16" = 1'-0"

DESIGNED ACCORDING TO  
THE FOLLOWING CODES:

2003 IRC	DESIGN LOADING
2002 NEC	ROOF/LL 30#/SF
	FLOOR/LL 40#/SF
	WIND SPEED 100 MPH
	3 SECOND GUST EXPOSURE C

NOTES:  
-ALL PORCHES, DECKS, AND GARAGES ARE THE RESPONSIBILITY OF AN ON-SITE CONTRACTOR  
-CONTINUOUS RIDGE AND SOFFIT VENTING IS STANDARD  
-VENT PIPES AND FLUES ARE TO BE EXTENDED THROUGH DORMERS AND GARAGE ROOFS BY ON-SITE CONTRACTOR

BLUEPRINTS RETURNED FOR: (CHECK ONE)

- ☐ REVISE AND SEND BACK  
☐ FINAL BUILD PLANS (NO CHANGES)

HERITAGE BUILDER/DEALER DATE

OWNER DATE

JOB NO. 5419 DWN 1-11-05 BY CTJ REV.  
CONTRACTOR CRYSTAL PEAK COMBINED, INC.  
ADDRESS STEAMBOAT SPRINGS, CO

SHEET  
1 OF 4





1ST FLOOR PLAN

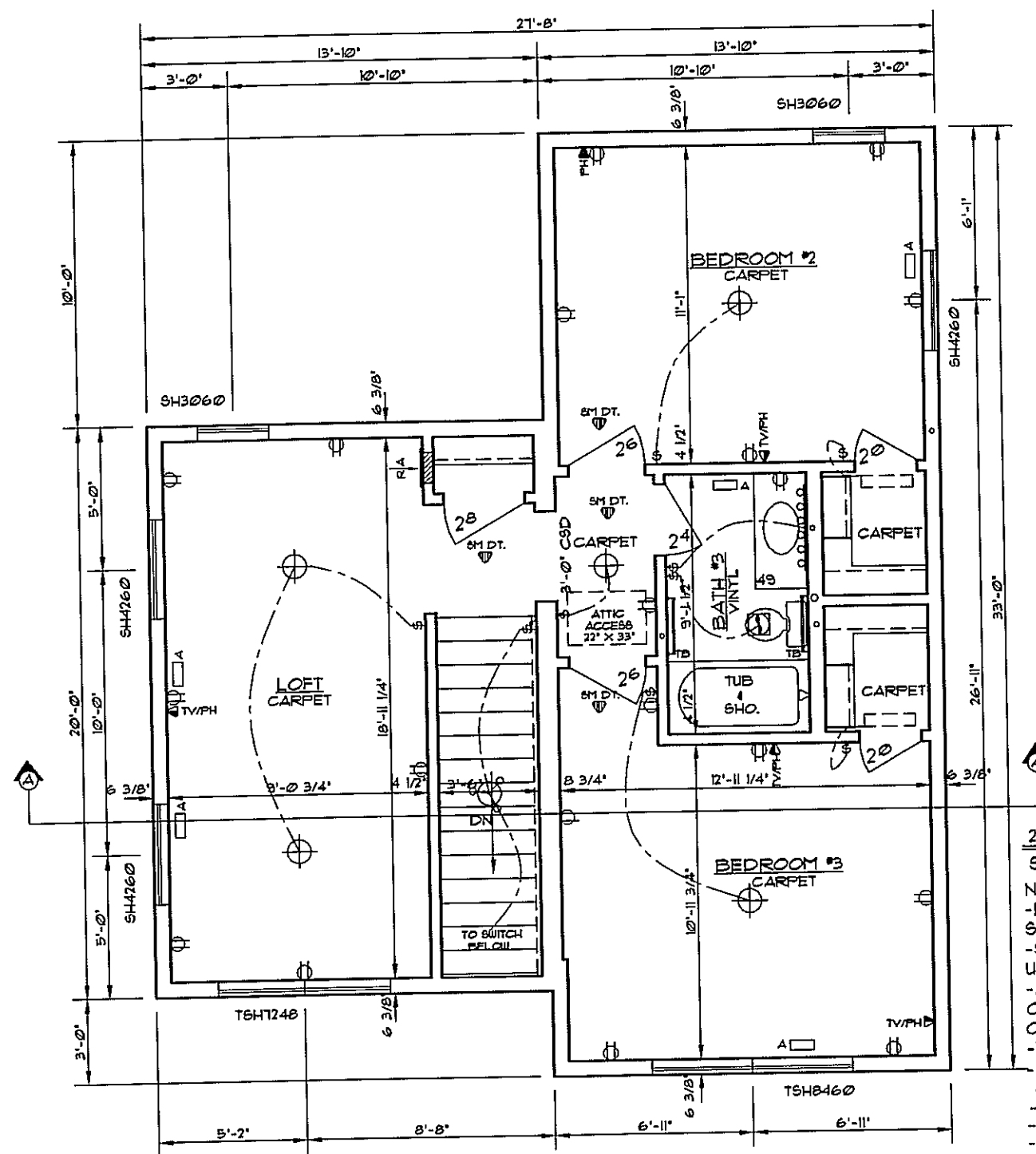
SCALE: 3/16" = 1'-0"

NOTES:

- EXTERIOR DIMENSIONS ARE FROM SHEATHING TO SHEATHING
- SWITCH, OUTLET, MECHANICAL, & OTHER UTILITY LOCATIONS ARE APPROXIMATE
- ANY DRYWALL WRAPPED MATING WALL OPENINGS ARE TO BE FINISHED BY ON-SITE CONTRACTOR
- 3' 0-1/4" CEILING HEIGHT @ FIRST FLOOR
- INTERIOR TRIM TO BE PINE 1X4 CASING
- 1 X6 BASE (MITERLESS) W/1X6 HEAD JAMB
- KNOTTOY ALDER INTERIOR DOORS THRU-OUT
- 2X6 EXTERIOR WALLS
- UPGRADE DOOR HARDWARE THRUOUT

- |   |      |
|---|------|
| BLUEPRINTS RETURNED FOR: (CHECK ONE)                    |      |
| <input type="checkbox"/> REVISE AND SEND BACK           |      |
| <input type="checkbox"/> FINAL BUILD PLANS (NO CHANGES) |      |
| HERITAGE BUILDER/DEALER                                 | DATE |
| OWNER   | DATE |





2ND FLOOR PLAN  
SCALE: 3/16" = 1'-0"

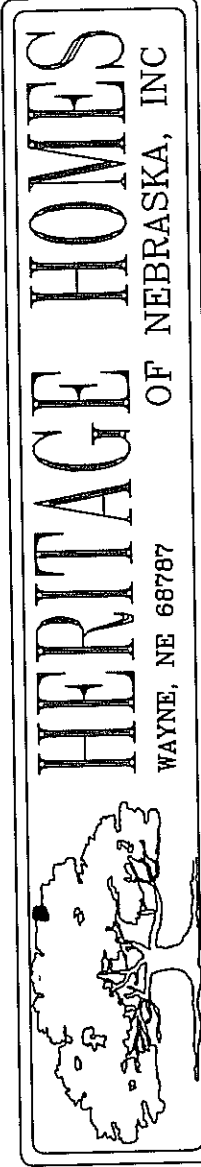
- NOTES:
- EXTERIOR DIMENSIONS ARE FROM SHEATHING TO SHEATHING
  - SWITCH, OUTLET, MECHANICAL, & OTHER UTILITY LOCATIONS ARE APPROXIMATE
  - ANY DRYWALL WRAPPED MATING WALL OPENINGS ARE TO BE FINISHED BY ON-SITE CONTRACTOR
  - 11' CEILING HEIGHT @ SECOND FLOOR
  - INTERIOR TRIM TO BE PINE 1X4 CASING 4 1X6 BASE (MITERLESS) W/1X6 HEAD JAMB
  - KNOTTY ALDER INTERIOR DOORS THRU-OUT
  - 2X6 EXTERIOR WALLS
  - UPGRADE DOOR HARDWARE THRU-OUT

Final Set  
Date: FEB 21 2005

<p>⊞ SINGLE SWITCH</p> <p>⊞ 3 WAY SWITCH</p> <p>⊞ 4 WAY SWITCH</p> <p>⊞ DIMMER SWITCH</p> <p>⊞ 3 WAY DIMMER SWITCH</p> <p>⊞ TIMER SWITCH</p> <p>⊞ TRI-FLEX SWITCH</p> <p>⊞ THERMOSTAT</p>	<p>⊞ DINING ROOM CHANDELIER</p> <p>⊞ KITCHEN CHANDELIER</p> <p>⊞ STAIR CHANDELIER</p> <p>⊞ CANTILEVER CHANDELIER</p> <p>⊞ LIGHT FIXTURE</p>	<p>⊞ P.C. FULL CHAIN LIGHT</p> <p>⊞ FLOOD LIGHT</p> <p>⊞ BATH-FAN W/LIGHT</p> <p>⊞ RECESSED LIGHT</p> <p>⊞ EYEBALL RECESSED LIGHT</p>	<p>⊞ VENT FREE EXHAUST FAN</p> <p>⊞ EXHAUST FAN</p> <p>⊞ W.P. WEATHER PROOF OUTLET</p> <p>⊞ 110V OUTLET</p> <p>⊞ SWITCHED OUTLET</p> <p>⊞ 4-FLEX OUTLET</p>	<p>⊞ 220V, 220V OUTLET</p> <p>⊞ FLOOR OUTLET</p> <p>⊞ PULL WIRE</p> <p>⊞ TV WIRE</p> <p>⊞ PH PHONE WIRE</p> <p>⊞ TV/PH TV/PHONE WIRE</p> <p>⊞ SMOKE DETECTOR</p> <p>⊞ DOOR BELL CHIME</p>	<p>⊞ HALF WALL</p> <p>⊞ INSULATED INTERIOR WALL</p> <p>⊞ TRACK LIGHTING (4')</p> <p>⊞ 2' OR 3' LIGHT BAR</p> <p>⊞ SCONCE LIGHT</p> <p>⊞ ICE MAKER BOX</p> <p>⊞ TOWEL BAR</p>	<p>⊞ RETURN AIR VENT (SINGLE OR DOUBLE)</p> <p>⊞ WALL STACK</p> <p>⊞ FLOURESCENT LIGHT (SINK, CLOSETS)</p> <p>⊞ A OR B FLOOR REGISTER</p> <p>⊞ TOE KICK REGISTER</p>	<p>⊞ LT ROUGH IN ONLY LIGHT FIXTURE</p> <p>⊞ CF ROUGH IN ONLY CEILING FAN (2 SWITCHES PROVIDED)</p> <p>⊞ RMC RECESSED MEDICINE CABINET</p> <p>⊞ S.G. SAFETY GLASS</p> <p>⊞ CEILING FAN WITH OR WITHOUT LIGHTS (2 SWITCHES PROVIDED)</p>
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BLUEPRINTS RETURNED FOR: (CHECK ONE)	
<input type="checkbox"/> REVISE AND SEND BACK	DATE
<input type="checkbox"/> FINAL BUILD PLANS (NO CHANGES)	DATE
HERITAGE BUILDER/DEALER	OWNER

JOB NO 5419	DWN 1-31-05	BY CTJ REV 2/18
CONTRACTOR	CRYSTAL PEAK COMBINED, INC.	ADDRESS
STEAMBOAT SPRINGS, CO		
SHEET 3 OF 6		



DESIGNED FOR	MIKE & KELDA WALL
LOCATION	STEAMBOAT SPRINGS, CO





# Final Set

Date: \_\_\_\_\_

FEB 21 2005

BLUEPRINTS RETURNED FOR: (CHECK ONE)	
<input type="checkbox"/> REVISE AND SEND BACK	
<input type="checkbox"/> FINAL BUILD PLANS (NO CHANGES)	
HERITAGE BUILDER/DEALER	D
OWNER	D

JOB NO 5419 DWN 1-31-05 BY CTJ REV. 2/21  
CONTRACTOR CRYSTAL PEAK COMBINED, INC.  
ADDRESS STEAMBOAT SPRINGS, CO

SHEET
5 OF 6



**HERITAGE HOMES**  
OF NEBRASKA, INC.  
WAYNE, NE 68787

DESIGNED FOR \_\_\_\_\_  
MIKE & Kelda Wall  
LOCATION STEAMBOAT SPRINGS, CO