



HIGHMARKLUXURY.COM  
Steamboat Springs, CO

Steamboat | Sotheby's  
INTERNATIONAL REALTY



HIGHMARKLUXURY.COM

The Highmark is the ultimate boutique condominium complex offering convenience and luxury at the base of the ski mountain! This bright and airy 1,546 sq. ft. condominium has been recently updated and features an open floor plan, stone fireplace, granite counters, custom crown molding, air conditioning, and high-end stainless steel appliances. The large master suite is a haven with an attached 5-piece bathroom with jetted tub. Every room benefits from the abundance of light with its clean, crisp and timeless design. The Highmark offers quality amenities such as a fitness center, indoor/outdoor pool, a heated parking garage, on-site gourmet grocer, locker facilities and a beautifully appointed great room for entertaining and relaxing. Allow yourself to be pampered with the shuttle service and the concierge services offered and enjoy the convenience of the short walk to the gondola base in the morning.



2525 Village Drive, Highmark #3D  
Steamboat Springs, CO 80487  
**\$860,000**

2 Bedrooms/ 3 Baths  
1,546 Square Feet

- Located on the Ski Mountain
- Open floor plan with stone fireplace
- Gourmet kitchen with stainless steel appliances
- Quality amenities: fitness center, pool, heated parking garage, on-site gourmet grocer, locker facilities, and great room

**Cam Boyd**

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cam.boyd@steamboatsir.com

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

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



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# MLS REPORT



2525 Village Drive Unit #3D, Steamboat Springs, CO 80487

**\$860,000** - Active



Listing ID: **5373147**  
 List Price: **\$860,000**  
 Property Type: **Residential**  
 Property Subtype: **Condominium**  
 Levels: **One**  
 County: **Routt**  
 Subdivision Name: **The Highmark at Steamboat Springs**  
 Listing Contract Date: **07/24/2020**  
 Association: **Y** Multiple: **N** Cov/Rest: **Y**  
 Tax Annual Amt: **\$2,280**  
 Tax Legal Desc: **UNIT 3D, THE HIGHMARK CONDOMINIUMS**

MLS Status: **Active**  
 Original List Price: **\$860,000**  
 Structure Type: **Mid Rise (4-7)**  
 Basement: **No**  
 Year Built: **2006**  
 Spec. Listing Cond: **None Known**  
 Assoc Fee Tot Annl: **\$18,573**  
 Tax Year: **2019**

## Interior Area & SqFt

Building Area Total (SqFt Total): **1,546** Living Area (SqFt Finished): **1,546** Area Source: **Public Records**  
 Above Grade Finished Area: **1,546**  
 PSF Total: **\$556** PSF Above Grade: **\$556** PSF Finished: **\$556**  
 Foundation: **1/ Gas, Gas Log, Living Room**  
 Heating: **Baseboard, Hot Water**  
 Cooling: **Central Air** HVAC Description:  
 Interior Features: **Eat-in Kitchen, Elevator, Five Piece Bath, Granite Counters, Jet Action Tub, Master Suite, No Stairs, Open Floorplan, Smart Thermostat, Sound System**  
 Security Features: **Carbon Monoxide Detector(s), Key Card Entry, Secured Garage/Parking, Smoke Detector(s)** Flooring: **Carpet, Stone, Tile, Wood**  
 Window Features: **Double Pane Windows, Window Coverings** Spa Features:  
 Appliances: **Dishwasher, Disposal, Dryer, Microwave, Oven, Refrigerator, Washer**  
 Other Equipment: **Laundry: In Unit**  
 Exclusions: **None**

## Bed & Bath Summary

Bedrooms Total:	<b>2</b>	Bathrooms Total:	<b>3</b>	<u>Bathrooms</u>
Upper Level Bedrooms:	<b>0</b>	Upper Level Bathrooms:	<b>0</b>	Full:
Main Level Bedrooms:	<b>2</b>	Main Level Bathrooms:	<b>3</b>	Three Quarter:
Lower Level Bedrooms:	<b>0</b>	Lower Level Bathrooms:	<b>0</b>	Half:
Basement Level Bedrooms:	<b>0</b>	Basement Level Bathrooms:	<b>0</b>	One Quarter:

## Detailed Room Info

Room Type	Rm Level	Dimensions	Description
<b>Living Room</b>	<b>Main</b>		
<b>Dining Room</b>	<b>Main</b>		
<b>Kitchen</b>	<b>Main</b>		
<b>Den</b>	<b>Main</b>		
<b>Master Bedroom</b>	<b>Main</b>		
<b>Bathroom (Full)</b>	<b>Main</b>		
<b>Bedroom</b>	<b>Main</b>		
<b>Bathroom (Full)</b>	<b>Main</b>		
<b>Bathroom (Full)</b>	<b>Main</b>		
<b>Laundry</b>	<b>Main</b>		

## Parking

Parking Total: **1** Garage Spaces: **1** Offstreet Spaces: **0**  
Parking Type # of Spaces Parking Length Parking Width Parking Description  
**Community Parking** **1**  
**Garage**  
 Parking Features: **Heated Garage**

## Association Information

	<u>Association 1</u>	<u>Association 2</u>	<u>Association 3</u>
Association Name:	<b>Mt. Resorts</b>		
Association Type:	<b>Professionally Managed</b>		
Association Phone:	<b>970-879-2525</b>		
Association Website:			
Assoc Fee/Frequency:	<b>\$1,548 Monthly</b>		
Assoc Fee Annual:	<b>\$18,573</b>	<b>\$0</b>	<b>\$0</b>
Assoc Fee Tot Annl:	<b>\$18,573</b>		
Assoc Fee Inc:	<b>Cable TV, Capital Reserves, Gas, Insurance, Internet, Maintenance Grounds, Maintenance Structure, On-Site Check In, Sewer, Snow Removal, Trash, Water</b>		
Assoc Amenities:	<b>Concierge, Fitness Center, Parking, Pool, Spa/Hot Tub, Storage</b>		

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# MLS REPORT



Road Surf/Front: **Paved / Public Road**

Bldg/Complex Name:

Road Responsibility: **Public Maintained Road**

Elementary School: **Soda Creek / Steamboat Springs RE-2**  
Middle/Junior Sch: **Steamboat Springs / Steamboat Springs RE-2**

High School: **Steamboat Springs / Steamboat Springs RE-2**

Parcel Number: **R8171695**  
City Region: **Mountain Area**  
Walk Score: **30**

School of Choice:  
Development Name: **The Highmark at Steamboat Springs**  
[View Walk, Bike, & Transit Scores](#)

## Building Information

Architectural Style:

Direction Faces:

View: **Mountain(s), Ski Area, Valley**

Construction Materials: **Frame, Stone, Stucco, Wood Siding**

Roof: **Composition**

Exterior Features: **Balcony**

Property Condition: **Updated/Remodeled**

Builder Name:

Builder Model:

Patio/Porch Feat: **Deck**

Pool Features:

**Outdoor Pool**

## Water & Utilities

Water Included: **Yes**

Water Source: **Public**

Sewer:

**Public Sewer**

Utilities: **Cable Available, Electricity Connected, Internet Access (Wired), Natural Gas Connected**

Electric:

## Public Remarks

The Highmark is the ultimate boutique condominium complex offering convenience and luxury at the base of the ski mountain! This bright and airy 1,546 sq. ft. condominium has been recently updated and features an open floor plan, stone fireplace, granite counters, custom crown molding, air conditioning, and high-end stainless steel appliances. The large master suite is a haven with an attached 5-piece bathroom with jetted tub. Every room benefits from the abundance of light with its clean, crisp and timeless design. The Highmark offers quality amenities such as a fitness center, indoor/outdoor pool, a heated parking garage, on-site gourmet grocer, locker facilities and a beautifully appointed great room for entertaining and relaxing. Allow yourself to be pampered with the shuttle service and the concierge services offered and enjoy the convenience of the short walk to the gondola base in the morning.

## Directions

Take Mt. Werner Circle to Après Ski Way, right on Village Drive. The Highmark is on the corner of Village Drive and Après Ski Way.

## Confidential Information

Private Remarks: **Property sold unfurnished. All information is deemed correct, but please verify any information important to the buyer.**

Buyer Agency Comp:

**3%**

Dual Variable: **No**

Submitted Prosp: **No**

Transaction Broker Comp:

**3%**

Contract Earnest Check To: **Title Company**

Possession: **Closing/DOD**

Contract Min Earnest:

**\$43,000**

Listing Terms: **Cash, Conventional**

Ownership: **Individual**

Title Company:

**TBD**

Docs Available: **HOA Docs Available, Legal Home Warranty:**

Investor Blackout End Date:

**Description, Location Map**

## Showing Information

Showing Contact Phone: **970-879-8100**

Show Email: [frontdesk@steamboatsir.com](mailto:frontdesk@steamboatsir.com)

No Showings Until:

Showing Instructions:

**Please follow all COVID-19 showing guidelines. Please call or email Sotheby's front desk to set-up showings.**

## List Agent

List Agent: [Cam Boyd](#)  
List Agent ID: **55043552**



Phone: **970-846-8100**

Mobile: **970-846-8100**

Office: **970-879-8100**

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

List Office: [Steamboat Sotheby's International Realty](#)

List Office ID: **M4077**



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Steamboat

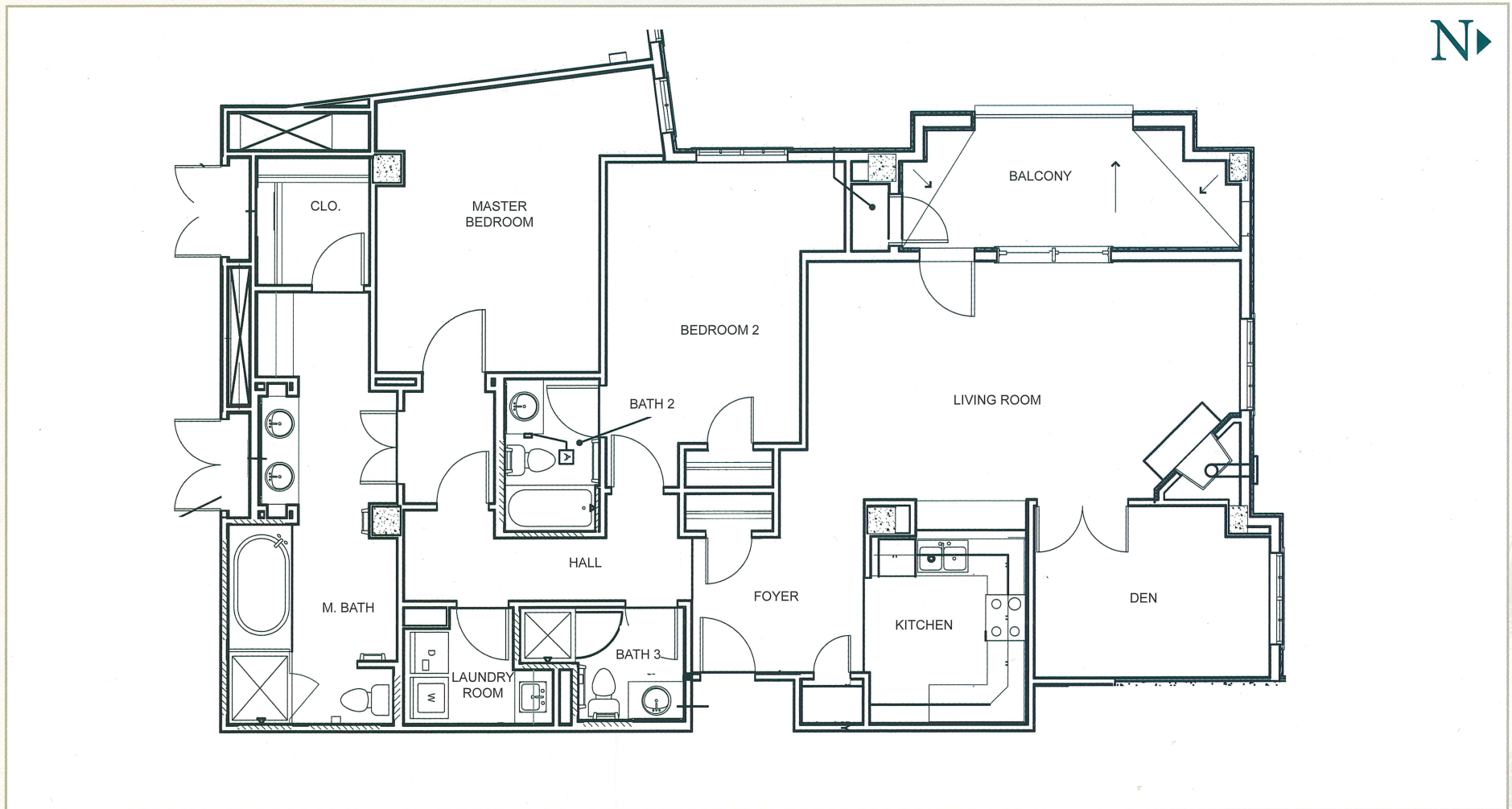
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## Unit 3D, 4D, 5D

### 2 Bedroom + Den / 3 Bath



Based on Concord Wilshire's policy of continual attention to design and construction all specifications, equipment, landscape plans, dimensions and prices are subject to change without notice.

*The Highmark Resort*



## **AN EXQUISITE COLORADO LUXURY RESORT, DEDICATED TO RELAXATION**

Visit The Highmark Steamboat Springs for a truly unique mountain escape. Throughout the year, this sweeping Colorado luxury ski resort enchants the soul with stirring views, a fitness club, and limitless recreation. Alpine living has never been more elegant. Soothe tired muscles with a penetrating massage or a dip in the heated outdoor pool. Shop for gourmet treats and the perfect bottle of wine at WildPlum located on the first floor of Highmark (open 7am - 10pm), or grab your favorite book and sink into a plush chair by the fireplace. Traveling with kids or kids-at-heart? Visit the Guest Lounge to find a lively game room with a gas fireplace, large high-definition TV, and game tables. After just a day with us, you will agree: The standard Colorado luxury resorts are left wanting.

- Private Health and Fitness Club, including state-of-the-art equipment
- Indoor-outdoor heated pool, outdoor hot tub, ladies' and men's individual steam rooms, locker rooms, showers, and on-call personal trainers
- Guest Lounge, with fireplace, large high-definition TV, game tables, and sitting areas
- Secured ski and snowboard storage and Valet service
- Ample bike storage
- Front Desk Concierge
- City bus stops at property
- On-site link to city trail system
- Pedestrian Plaza, with heated sidewalks around the building
- Dramatic six-story building, blending mountain architecture with wood, stone, and stucco
- Stunning panoramic view of Steamboat Ski Area and surrounding mountain
- In-room, personal massage offered (additional fee applies)



# Features & Amenities

## ARCHITECTURAL & BUILDING FEATURES

- 23 Fully furnished world-class luxury residences adjacent to the Silver Bullet Gondola
- Dramatic six-story building blending mountain architecture with wood, stone and stucco
- Stunning panoramic view of Steamboat Ski Area and surrounding mountain
- Electronic entry controls
- Secure heated under-building parking garage with electronic entry
- Central elevator for easy access to all 6 floors and parking garage
- Double sound dampening party walls for superior sound insulation
- Trash chutes conveniently located on each floor
- Fully-sprinklered, monitored fire safety system
- Reinforced concrete structure with post-tension concrete floor system

## AMENITIES

- "The Wild Plum" - On-site Gourmet grocer, delicatessen, wine shop and liquor store
- Private Health and Fitness Club, including state-of-the-art equipment
- Indoor-outdoor heated pool, spa, ladies' and men's individual steam rooms, locker rooms, showers and on-call personal trainers
- Elegant lobby with lounge and stone fireplace
- Owners' club room with fireplace, large high definition TV, game tables, serving kitchen and sitting areas
- Secured ski and snowboard storage
- Ample bike storage
- Front Desk Concierge
- Front door stand-by shuttle service
- City bus stop at front door
- On-site link to city trail system
- Pedestrian Plaza with heated sidewalks around the building

## RESIDENCE FEATURES

- Natural slate entryway
- Gas fireplace with timber mantel and mountain rock surround
- 9'4" volume ceilings with crown molding in the foyer, dining room, living room, and bedrooms
- 8' high panel doors
- Premium brass interior hardware
- Fluted casings with rosettes around all doors
- Elegant Berber carpeting throughout living, dining, and bedrooms
- High-end home theater system in living room and surround sound system throughout.
- In-wall iPod connection to surround sound system
- High-tech communication outlets with category five data, video/audio, TV and telephone lines
- Individually controlled, high efficiency heating and air-condition systems
- Large open balconies with paver-tiled floors
- Energy efficient tinted insulated double glazed windows throughout
- 8' high tinted insulated double-glazed French doors to balconies
- Dramatic designer lighting

*The Highmark Resort*



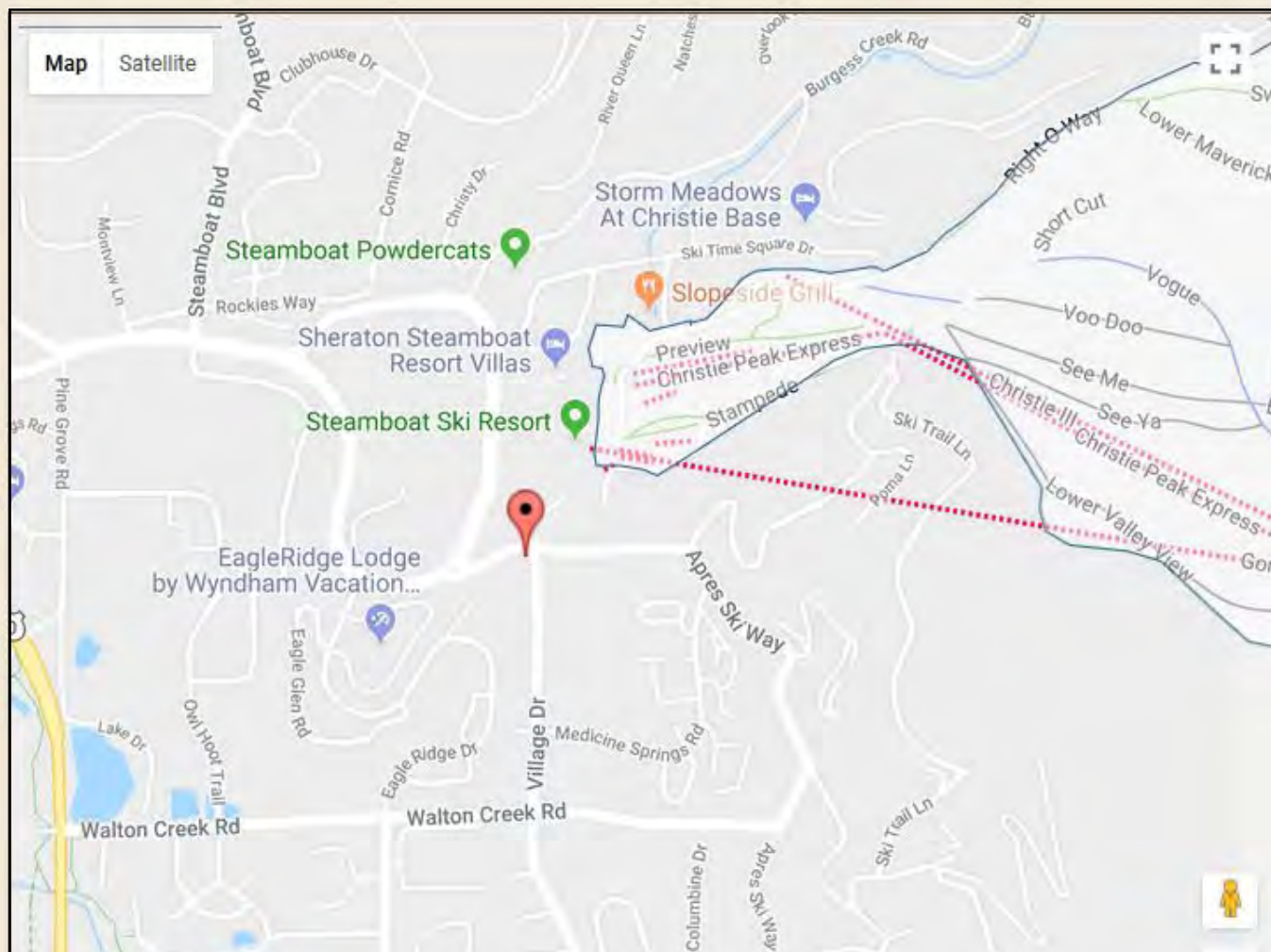
# THE HIGHMARK RESORT

AT STEAMBOAT SPRINGS



Located within steps of Steamboat's Gondola Square, The Highmark Resort is situated at the base of Steamboat Mountain in the Mountainside Village. This premier location allows you to leave the car parked in your underground space and walk to the lift, dinner and even to buy groceries at the gourmet wine & deli.





## Directions To Highmark Steamboat Springs

Highmark Steamboat Springs  
2525 Village Drive  
Steamboat Springs, CO 80487

**From Steamboat Springs/Hayden Airport:** From the airport, take the access road approximately two miles. Turn right or east on Highway 40 to Steamboat Springs. Take the Mount Werner Rd. exit and turn left. After 4/10 mile, this becomes Mt. Werner Circle. Follow Mt. Werner Circle to Apres Ski Way roundabout and go straight or take the first out. You will see the six-story hotel on your right. Take the first right on Village Drive and another immediate right into the Highmark Springs.

**From Denver International Airport:** Steamboat Springs is approximately 180 miles northwest or a three hour drive from the Denver International Airport. Take I-70 West 79 miles to Silverthorne, Exit 205. Turn right and head north on CO-9 for 37 miles to Kremmling. Turn left at I-40 and head west for 49 miles to Steamboat Springs. Turn right at the first light in Steamboat Springs, Walton Creek Rd. Take the second left on Village Drive which is approximately 5/10 mile off Walton Creek Rd. The Highmark Steamboat Springs will be 3/10 mile on the left side at the corner of Village Drive and Apres Ski Way.



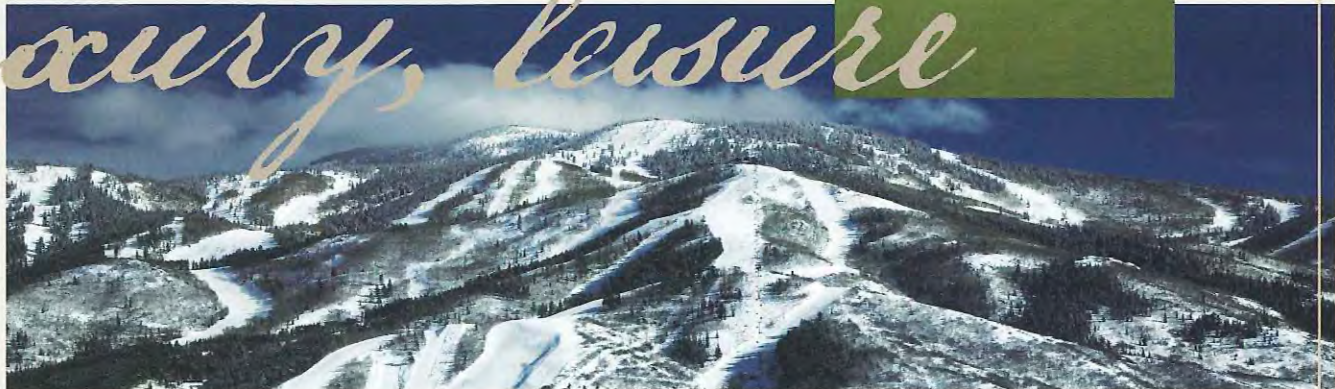
# *location,*

## *What is it*

about the quaint western style town of Steamboat Colorado that produces more Olympians than any other place on earth? Is it the champagne powder? The crisp Rocky Mountain air? The leisure of a less crowded day on the world class ski slopes or the family atmosphere? Well, whatever it is, Ski Town USA is not only famous for it's skiing, snowboarding and snowmobiling throughout the winter months but families are flocking here in the summer months as well. The hiking, camping, fishing, hunting, horseback riding, kayaking, river rafting, mountain biking, alpine sliding and golf are world renowned and make Steamboat Springs quite the year-round resort destination. So...What makes The Highmark Resort at Steamboat Springs the premier residence in Mountain Village?

*One visit to The Highmark Resort, and the answer becomes abundantly clear...*

# luxury, leisure



*Nestled within gorgeous* Steamboat Springs, The Highmark Resort is the definitive setting for fine living. A six-story Bavarian-style tower of 23 meticulously designed residences, each furnished in authentic western style. Sublime dwellings featuring sandstone fireplace, jetted bathtub, sumptuous kitchen and rustic fixtures. Open plans bathed in sunlight, with mountain and valley panoramas through what are literally the windows to leisure, entertainment, culture, shops and restaurants in the resort village just steps away.



## *Everything is walkable from The Highmark Resort*

— especially the ski lifts and Market on the Mountain, a gourmet grocery, delicatessen and wine shop with al fresco dining. To top it all off, the amenities of The Highmark Resort are those of a fine boutique hotel — private fitness club and spa facility, concierge, owners club room, indoor/outdoor heated pool...

Now you know what it is about The Highmark Resort and Steamboat Springs.

# The Highmark Resort