

30750 County Road 1 Steamboat Springs Home For Sale

PROPERTY DETAILS



Listing Price: **\$1,170,000**

Listing Address: 30750 County Road 1
Steamboat Springs
CO 80487

Bedrooms: 2

Full Baths: 2

Partial Baths: 0

SQ FT: 1184

QR Code:

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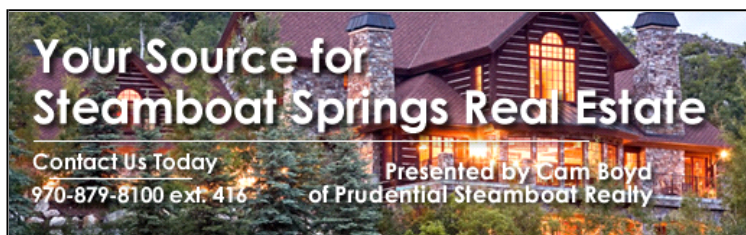
PROPERTY DESCRIPTION

This 35-acre ranch gives an excellent opportunity to build your dream home while the existing 2 bedroom unit provides a current living space. This fully outfitted equestrian ranch offers a 6,940 square foot barn with horse stalls, indoor round pen, heated tack room with hot & cold water, feed room and loft storage for 40 tons of hay. A 1,200 square foot heated shop will easily accommodate up to 4 vehicles or many of your other toys. The 1,184 square foot living quarters has an attached 3-car garage, covered patio and an outdoor hot tub with panoramic views of the Steamboat Ski Area, Walton Creek Canyon, Rabbit Ears Pass and the Yampa Valley. In addition, the ranch pond which was dug in the 50's, is a wildlife sanctuary for ducks, geese, cranes and hawks. This property lies adjacent to the Catamount Conservation Easement and sits about a mile from Lake Catamount via an unimproved county road. This road serves as a tremendous hike, jog, mountain bike or cross-country ski trail throughout the year. A Catamount Ranch & Club membership is also available, offering activities like golf, boating, sailing, hiking, biking & more. This is a unique South Valley property without restrictions or expensive association dues. Owner will carry a mortgage!

CONTACT INFORMATION



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