

PRUDENTIAL STEAMBOAT *connection*



Prudential
Steamboat Realty

If your property is currently listed with another Realtor, this is not a solicitation for a listing.



The Boyd Team *Cam Boyd, Amy Stonitsch, Stephanie Fairchild, David Wittlinger*

Ahhh, the anticipation of another great ski year...skipping out of work for a couple of hours on a powder morning and back to the office by ten (trying hard to wipe a grin off my face) and skiing with the family on weekends. Even before it's over, the kids are already talking about getting back out on the slopes the next weekend. After 24 years in Steamboat, the feeling never goes away.

Buyers right now are certainly smiling as well with some of the great real estate deals they're landing. Fortunately, we're seeing more properties selling than we've seen in the past year. The number of pending transactions (under contract) has also increased by 20% since mid-summer, another leading indicator of current activity. All signs point to the belief that our market has reached the bottom and we are seeing buyers coming back and purchasing property.

As always, feel free to give us a call if you'd like to discuss how we can help you with your real estate needs. We can meet in the office or heck... how about on the slopes!



Visit us online at

www.SteamboatAgent.com & www.SteamboatCondos.com

970.875.2416 – 970.846.8100

Cam@SteamboatAgent.com | Amy@SteamboatAgent.com | Steph@SteamboatAgent.com | David@SteamboatAgent.com

PRUDENTIALSTEAMBOATREALTY.COM | 970.879.8100 800.430.4121

Homebuyers Tax Credit Extended & Expanded

Michelle Diehl

First time Steamboat Homebuyers got an early Christmas present from Uncle Sam. On Friday November 5th, President Obama signed the bill passed by Congress making the new home buyers' tax credit official and expanding credits to existing homeowners. The First Time Homebuyer Tax Credit (a.k.a. The Worker, Home Ownership, and Business Assistance Act of 2009) is a part of a \$24 billion economic stimulus bill. The bill will extend the (up to) \$8,000 tax credit for first-time homebuyers from the current deadline of November 30, 2009 to April 30, 2010. Plus, the extension has established the addition of a tax credit of up to \$6,500 for qualified, existing homeowners purchasing a principal residence after November 6, 2009 with a binding sales contract signed before April 30, 2010.

The Senate and the House concur that they must continue with a home buyers' tax credit, in order to stimulate the housing market and thus a broader national economic

recovery. The new tax credit will take effect on December 1st but will not be retroactive. In order to qualify, the purchase contract will need to be signed by April 30, 2010 and then close by June 30, 2010. Also, homebuyers that have lived in their prior residence for at least five years may receive a credit of up to \$6,500. In addition, the income limits have been increased to \$225,000 for couples and \$125,000 for individuals. The tax credit will apply to homes under \$800,000 for primary residences; not second homes or investment properties.

The original \$8,000 tax credit was hugely successful. It was estimated by Economy.com that over 400,000 homes were purchased due to the stimulus. Many economists predict the new bill will help propel stabilization of the housing market and increase home sales by another 450,000 additional purchases due exclusively to the new tax credit.



In Steamboat Springs the new tax credit will remain a pleasant boost in our housing market. This program will allow renters a chance to move towards financial independence by investing in their long term equity growth instead of forever losing monthly rental payments. With interest rates at historic lows and a huge inventory of homes to choose from, it is a great time to invest in your future.

Why Buy NEW?

Buying new property has many advantages in today's market. As a buyer, you have the opportunity to incorporate the latest energy efficient building techniques, the peace of mind of a builder's warranty, and many times for the same (or lower) price as buying resale property. In fact, in our current market new homes can be a better deal than previously

owned homes. That's right; the market shift has turned the tables. Now buyers have the market in the palm of their hands and can get some really outstanding deals on new properties. Resale homeowners might not have the margins to negotiate that developers can offer. Rather than walking into a new home and having a task list of

"fixer-upper" items, walk in the door and relax. Don't compromise your new home-ownership goals when you can settle into your new home and have everything you want: prime locations, high-end finishes, and modern amenities. Plus, all of these neighborhoods are offering enticing buyer incentives... *there is no time like the present!*



www.KreissigHomes.com



www.RockyPeakVillage.com



www.BoulderRidgeSteamboat.com



www.TheVictoriaSteamboat.com

That 70's Remodel – *Big Living, Small Spaces*

Angela Ashby

You have this 70's one-bedroom condo that you think you might want to hang onto a few more years... but then again you might want to sell if given the opportunity. What can you do to make it livable and/or marketable? Maybe you are a buyer looking at one of these gems with Avocado appliances, shag carpet and need some vision on what you can do once you purchase.

There are many things you can do to a space that will result in lower energy costs, more space, healthier indoor living and will pay you back in the long run.

Plan Ahead

All hands on deck at the beginning!

Contact your electrician, plumber, contractor, architect/designer, you name it. If they are going to participate, then they need to be there from the start. This will save you time, money and stress. For example; if you think you want an on-demand hot water heater, you better make sure your property can support it before getting your heart set on one. On demand heaters are great for energy efficiency and water conservation, but don't always work in older buildings. Additionally, have your heating system evaluated. Antiquated base-board heating units can suck a lot of energy.

Demolition

One man's trash is another man's treasure
Are there components that can be re-gifted? We have HomeResource that will take

many home construction items (ie: doors, cabinets, fixtures, etc).

Maximize Storage

Do you feel closed-in?

A great way to maximize storage space and to open up a space is expand a closet's opening with exterior sliding doors, which make the items in your closet more accessible. Also make sure to utilize the space under beds and floor to ceiling square footage in all rooms including the kitchen.

Windows

Are your windows breezy?

This is one of the biggest areas for energy loss. It can be one of the more costly replacements; however, the payoff will be quick once you see the savings on your utility bill. If you have Southern exposure, maximize the solar intake in the day and minimize the heat loss in the evening.

What's Behind Your Walls?

Chances are... not enough insulation

Many older buildings were not built with adequate insulation. Re-insulating is the best and most cost-effective way to see improvements in energy efficiency and comfort.

Think Outside the Box

Small is Hip

You can have a contemporary dwelling in a groovy 70's building. By living smaller, you consume fewer resources and you can spend your hard-earned money elsewhere.

Before



After



Before



After



The Best Snow in the Rockies Lands Here... *And so can you*

Steamboat offers nonstop flights from nine major airports with convenient connections nationwide and worldwide. With recent expansion and improvements at the Steamboat/Hayden Airport, Steamboat is the most conveniently accessed ski resort in Colorado. Plus, kids under 12 fly FREE on American Airlines and Delta with the purchase of an adult qualifying airfare purchase. For the latest deals on airfare check out www.FlySteamboat.com.

Daily Service Starts: 11/25 – United
12/17 – American, Continental
12/19 – Delta/Northwest



US Olympic Qualifiers Return to Steamboat

Freestyle & Nordic Combined qualifiers coming in Dec

With the 2010 Winter Olympics right around the corner, the path to Vancouver for some American athletes will pass through Ski Town USA. Steamboat Springs will host the Olympic Qualifiers for the U.S. Freestyle and Nordic Combined ski teams this December on both Mount Werner and Howelsen Hill.

The qualifiers are scheduled for Dec. 22 and 23, bringing some of the country's most elite skiers to Northwest Colorado for two days of competition. On the line will be U.S. Olympic team spots for men's and women's moguls and aerials, and the men's Nordic combined. The moguls and aerials will take place on the Voo Doo ski trail at the Steamboat Ski Area. The Nordic combined event will be at Howelsen Hill.

Ski Town USA is a natural location for such a prestigious event. Boasting a 75-year Olympic tradition, Steamboat Springs has produced more Olympic skiers than any other town in the United States. Come watch history in the making this holiday season!



Looking For Some More Elbow Room?

Christy Belton

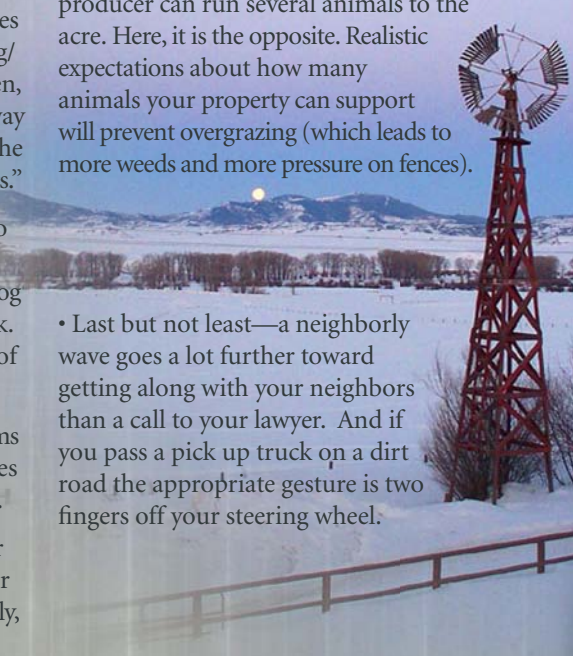
If you, like so many, are thinking of moving to Northwest Colorado to stake out your piece of the West, Prudential Steamboat Realty's Western Ranch & Recreation Division has composed this list of written *and unwritten* rules to ensure a smooth transition for landowners new to the "country way of life."

- Colorado is a "fence out" state. Basically, if you don't want livestock on your property, you need to fence them out. Colorado law requires landowners to share in the cost of building/maintenance of common fences. Most often, getting to know the neighbors is the best way to prevent problems. There's meaning to the old adage "good fences make good neighbors."
- Some dogs (yes, even family dogs) like to harass livestock. A new landowner will not make a very good impression if the family dog finds his long lost instinct to herd livestock. You don't want one of the first memories of the country life to be of burying Fido.
- Respect for private property sometimes seems to be forgotten. Know property boundaries and remember to leave a gate as it's found.
- Colorado water law allows a water owner to maintain the ditch/spring/etc. no matter whose property it flows through. Additionally,

if a ditch or spring owned by another land owner is located on your property, it does not mean you have the right to consume the water. Knowing this ahead of time can prevent confrontations with the water owner.

- Eradicating weeds is an ongoing part of land management and is required by law.
- In some parts of the country a livestock producer can run several animals to the acre. Here, it is the opposite. Realistic expectations about how many animals your property can support will prevent overgrazing (which leads to more weeds and more pressure on fences).

- Last but not least—a neighborly wave goes a lot further toward getting along with your neighbors than a call to your lawyer. And if you pass a pick up truck on a dirt road the appropriate gesture is two fingers off your steering wheel.



Winter Calendar of Events

NOVEMBER

- 25 – Scholarship & Opening Day
- 26 – Thanksgiving
- 26-12/18 – Ski Free Stmbt Lodging Pkg

DECEMBER

- 5 – SSWSC Ski Ball
- 15-17 – Ski Camp Deb Armstrong
- 19 – Country Christmas Concert
- 23-24 – US Olympic Trials
- 23 – BL Rocks the Boat Free Concert
- 25 – Christmas
- 31 – Torchlight Parade & Fireworks
- 31 – Kids' Adventure Club NYE Special

JANUARY

- 4-9 – 11th MusicFest At Steamboat
- 13-18 – Ski Jam VII
- 16-22 – National Safety Awareness Wk
- 18 – Martin Luther King Jr. Holiday
- 19 – 36th Bud Light Cowboy Downhill

FEBRUARY

- 3-7 – 97th Steamboat Winter Carnival
- 5 – Olympian Celebration +Send Off
- 5 – Soda Pop Slalom
- 9-11 – Ski Camp Deb Armstrong
- 14 – Torchlight Parade & Fireworks
- 15 – President's Day
- 16 – Mardi Gras/Fat Tuesday
- 20-21 – Telemark World Cup

MARCH

- 13 – BL Rocks the Boat Free Concert
- 14 – Daylight Savings Begins
- 17 – Torchlight Parade & Fireworks
- 20 – BL Rocks the Boat Free Concert
- 27 – BL Rocks the Boat Free Concert