


Property Type: RES w/Improvements Condominium **Address:** 540 Orehouse Plaza 303-A, Steamboat, CO 80487 **Status:** Active **Asking Price:** \$268,000

	List Number:	157599	Orig List Price Per/SF:	251.88
	Type:	Condo/Townhouse/Duplex/Half Duplex	Lv Ht SqFt:	1,064
	Sub-Type:	Condominium	LvHtSqFt (Abv Grnd):	1,064
	Area:	19-Steamboat	LvHtSqFt (Blw Grnd):	0
	Major Area:	Steamboat	Price/LvH SqFt:	251.88
	Sub/Loc:	Out of Area	Unfinished SqFt:	0
	County:	Routt	Total SqFt:	1,064
	Bedrooms:	2	Pt/Dk SqFt:	
	Main Floor Master:	No	Garage SqFt:	0
	Loft:		Lot SqFt:	0
	Den:		Nbr of Acres:	0
	Bonus Room:		Year Built:	1981
	Full Baths:	2	Year Remodeled:	
Baths - Half:	0	Zoning:	Residential	
Baths - 3/4:	0	Garage:	None	
Total Baths:	2	Furnished:	No	
Lot Size:	Unknown			
Acreage:	Unknown			

Levels:	2	Lead for Homes:		Payment Per:	
Short Termable:	Yes	HERS:		HOA Dues Y/N:	Yes
Account #:	R4257069	Taxes:	975.12	Annual HOA Dues:	\$4,008
Parcel #:	146501303	Tax Year:	2018	Earnest \$/ %:	5000
Indoor Air Plus:	No	Transfer Tax:	No	Earnest \$ Payable To:	title company - mutually acceptable to parties
Pre-Fabricated Home:	No	Metro Tax District:	No	Special Assessments:	
ADU:	No	Short Sale:	No	Foreclosure:	No
Deeds:	General Warranty	REO:	No	HOA Transfer Fee:	No

Bedrooms Living Room Dining Room Kitchen Full Bath Half Bath Family Room Den/Study/Library Laundry/Utility Room 3/4 Bath

Public Remarks: Great opportunity to own a super conveniently located Pines Condominium - 2 Bedroom, 2 Bath Condo in Steamboat. Walk to - Five Restaurants, Two Groceries, Walmart, Bank and Retail Stores. The FREE bus to the Ski Area and the rest of town runs every 10 minutes and the property is on the school bus route. Ten minute ride on the free bus to downtown or the ski area. The Master Suite on the 2nd floor has vaulted ceilings, privacy and its own full bath. The Quarterly Assessment includes Water, Sewer, Trash, Snow Removal, Grounds Care, Bldg Insurance & Bldg Maintenance. The condominium association provides 2 unassigned parking spaces. Washer & Dryer along with near new Water Heater included.

Directions: Intersection of US 40 & Pine Grove RD Take Pine Grove Eastg - continue on Pine Grove to Orehouse Plaza & take a right. Unit 303 top floor Bldg A

Addendum:
Legal: UNIT 303 BLDG A PINES CONDO

Construction: Frame	Gas: None	Roof: Composition Shingles
Exterior: Wood Siding	HOA Amenities:	Substructure:
Cooling: None	HOA Fees Includes: Grounds Maintenance; Management; Sewer;	Sign: No
Condition: Average	Snow Removal; Trash Removal	Showing Instructions: Call Listing Office; Short Notice; Vacant;
Carport:	Heating: Baseboard; Electric	Phone Number: 970 379 8294
Documents on File:	Inclusions: Dishwasher; Dryer; Oven; Range; Refrigerator; Satellite	Sanitation: Sewer
CC & R's	Dish; Washer	Style: Two Story
Disclosures:	Indoor Air Quality:	Sustainable Material:
Electric: Yes	Location Amenities:	Terms Offered: Cash; New Loan
Energy Efficiency:	Laundry Facility: Room	Unit Faces:
Exclusions:	Mineral Rights: No	Water Rights: No
Extras: Hot Tub/Spa	Parking Area: Common	Water: City
Fireplace: Wood; #	Possession: DOD	Agency: Excl Right to Sell
Fireplaces: 1	Member Association: Aspen Association	

Sold Price:	\$0	Sold Price Per/SF:	0
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DOM: 2	ADOM: 2	Listing Date: 01/19/2019
Seller's Name: David Francis	Expire Date: 01/20/2020	Under Contract Date:
TB%: 3	BB%: 3	Variable Comm: No
Original List Price: 268,000	Fallthrough Date:	Flat Fee: No

LA: John Cahill **Resort Management Services** jwc@rmsinc.net

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