

31335 DEERWOOD RANCH RD
deerwoodranches.com
STEAMBOAT SPRINGS
colorado

EQUESTRIAN E S T A T E

Steamboat
Sotheby's
INTERNATIONAL REALTY



An equestrian property located 10 miles from Steamboat

Country living at its finest a short drive from Steamboat with the benefit of plowed roads, community water and in the Steamboat School system. This lovingly maintained 3-bedroom log home sits on 35 acres and is adjacent to Deerwood Ranches open space.



1

35 acre partially fenced equestrian estate with barn and paddock

2

Adjacent to 118 acres of HOA open space perfect to explore on horse back

3

Community water and plowed roads make for easy country living

DEERWOODRANCHES.COM





BREAKDOWN OF THE PROPERTY

1

MAIN HOUSE

4,112 sf w/ 3 bedrooms,
3 baths & unfinished
caretaker in basement

2

HORSE FACILITIES

1,296sf barn with tack room,
outdoor corrals,
paddocks and round pen

3

GROUNDS

Irrigated lawn, water
feature, mature gardens and
shade trees

4

PROPERTY

35 acres with grazing and
agricultural status

5

HOA COMMON AREA

Adjacent to 118 acres of
HOA open space for outdoor
recreation

EXPLORING THE MAIN HOUSE

Vaulted ceilings and expansive windows take in the natural surroundings from every room in the house. Great room and kitchen are perfect for entertaining with granite counter tops, stainless appliances and island bar. Extra features: main-level living, upstairs loft large enough for office, workout room or studio, an extra-large unfinished walkout basement with separate entrance is rough plumbed for kitchenette. PLUS many custom touches throughout. Mature landscaping, irrigated lawn and ever-blooming flower gardens with water feature.

Cool Features:

- Tinted windows in the great room prevent interior sun damage
- Oversized 2-car heated garage and workshop
- Double sealed caulking on interior and exterior walls add extra insulation and pest control.
- Living room looks out over Whetstone Reservoir where you can watch the elk frolic.



EXPLORING THE MAIN HOUSE

GOURMET KITCHEN

The gourmet kitchen is a chef's dream! It boasts plenty of cabinet space. Mixed wood cabinetry provides an artistic touch. Stainless steel appliances and granite counter tops.

GREAT ROOM

Magnificent Great room has vaulted ceilings with floor-to-ceiling windows to take in the incredible country views that glisten with fluffy snow in the winter.

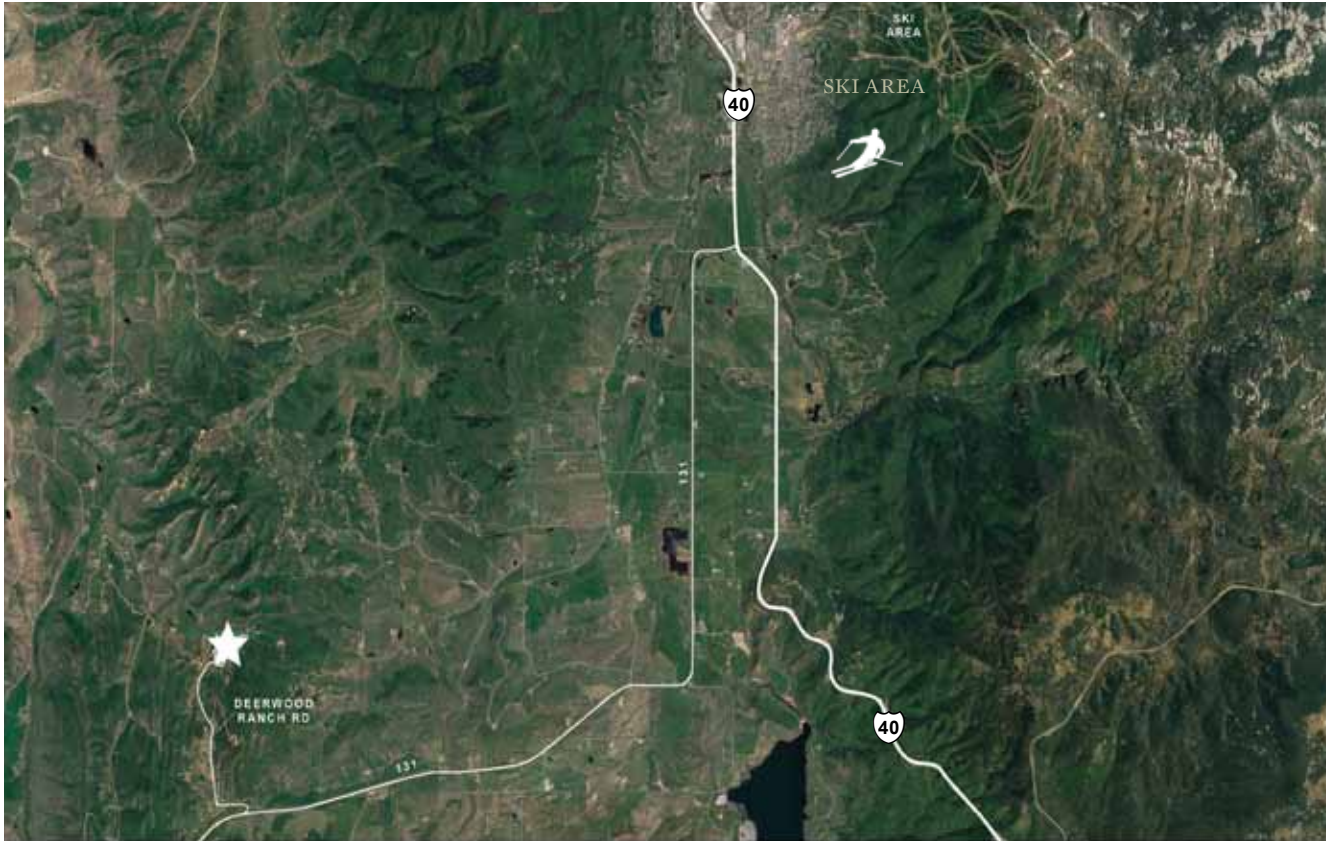
BEDROOMS

Main floor master has French doors that open to a large deck with beautiful views. A large walk-in closet, heated soaking tub, and unique sandstone countertops are added perks. Additional 2 bedrooms on main level have oversized closets & share a quaint bathroom with beautiful marble counters and custom claw foot tub.

SPACIOUS OUTDOOR SPACE

Enjoy sunrises and sunsets on any of the spacious decks that overlook the entire property. Master bedroom deck was built to accommodate a hot tub.





31325 DEERWOOD RANCH ROAD



LOCATION

Only 10 miles from Steamboat Springs on paved roads.

The home is located just 2 miles off Hwy 131 on plowed community roads. The owners strategically built the home at the end of the maintained HOA road so there is just a short driveway to plow in the snowy months. The home is located within the Steamboat Springs School District boundaries.

HOA AND COMMUNITY

Deerwood Ranches is located 10 miles south of Steamboat off of Hwy 131. It's a short 20 minute drive to skiing with the privacy and open spaces you look for in a Colorado ranch. Deerwood Ranches has 268 acres of open space for outdoor recreation. Residences are on 35 acre homesites. Many properties in the community allow grazing and receive agricultural status for tax savings.

This property has HOA maintained roads to the driveway and a private water system. HOA dues are \$1,600/year and covers road maintenance, road snow removal and common area maintenance. There are 268 acres of community open space for riding, skiing, hiking and snowmobiling (no ATV's).

Extra Details:

High-speed internet with Zirkel Wireless
1,000-gallon propane tank (owned)

Reverse-osmosis purification system for kitchen sink and refrigerator

Community Water: deerwoodservice.com



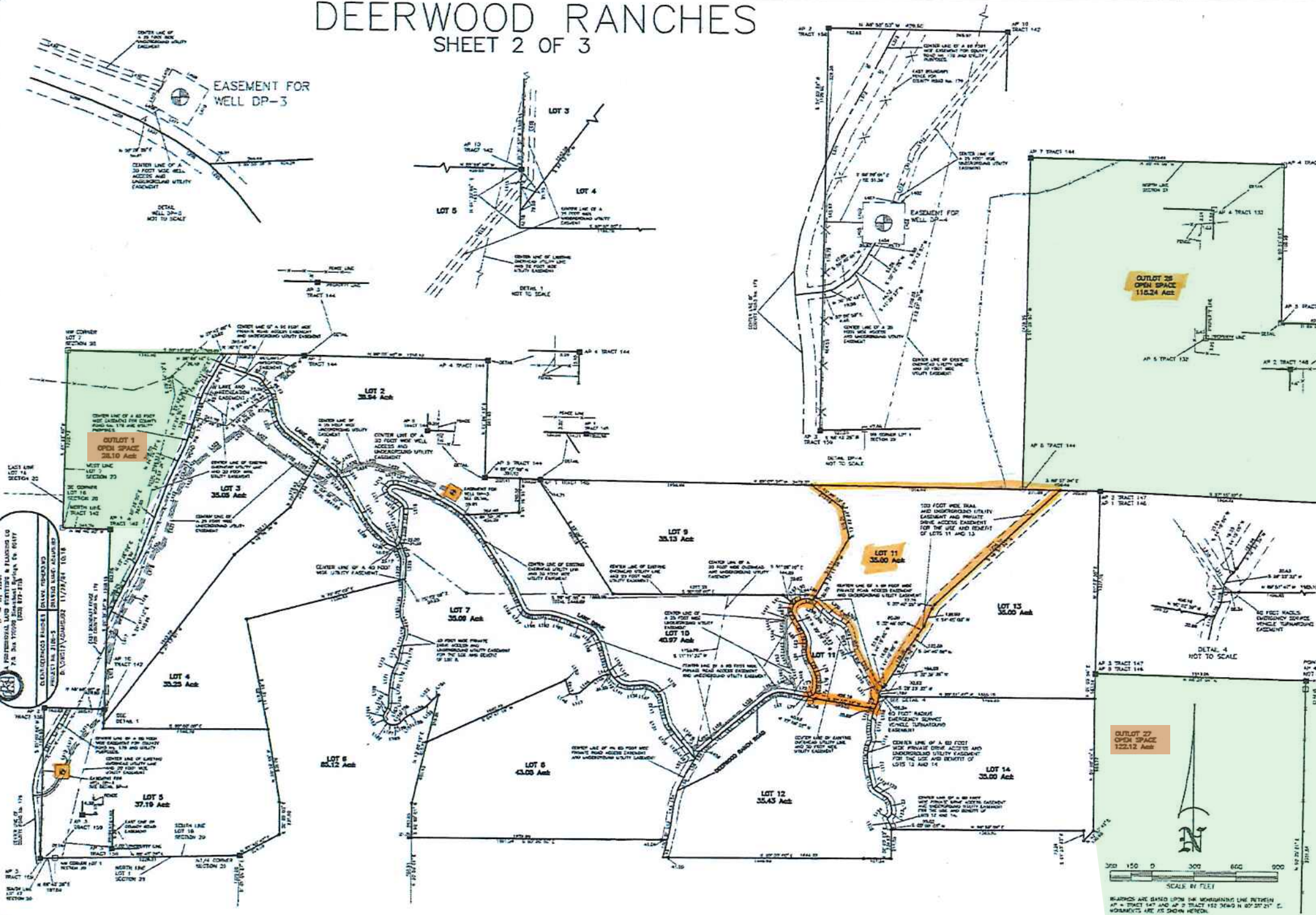


THE LIFESTYLE

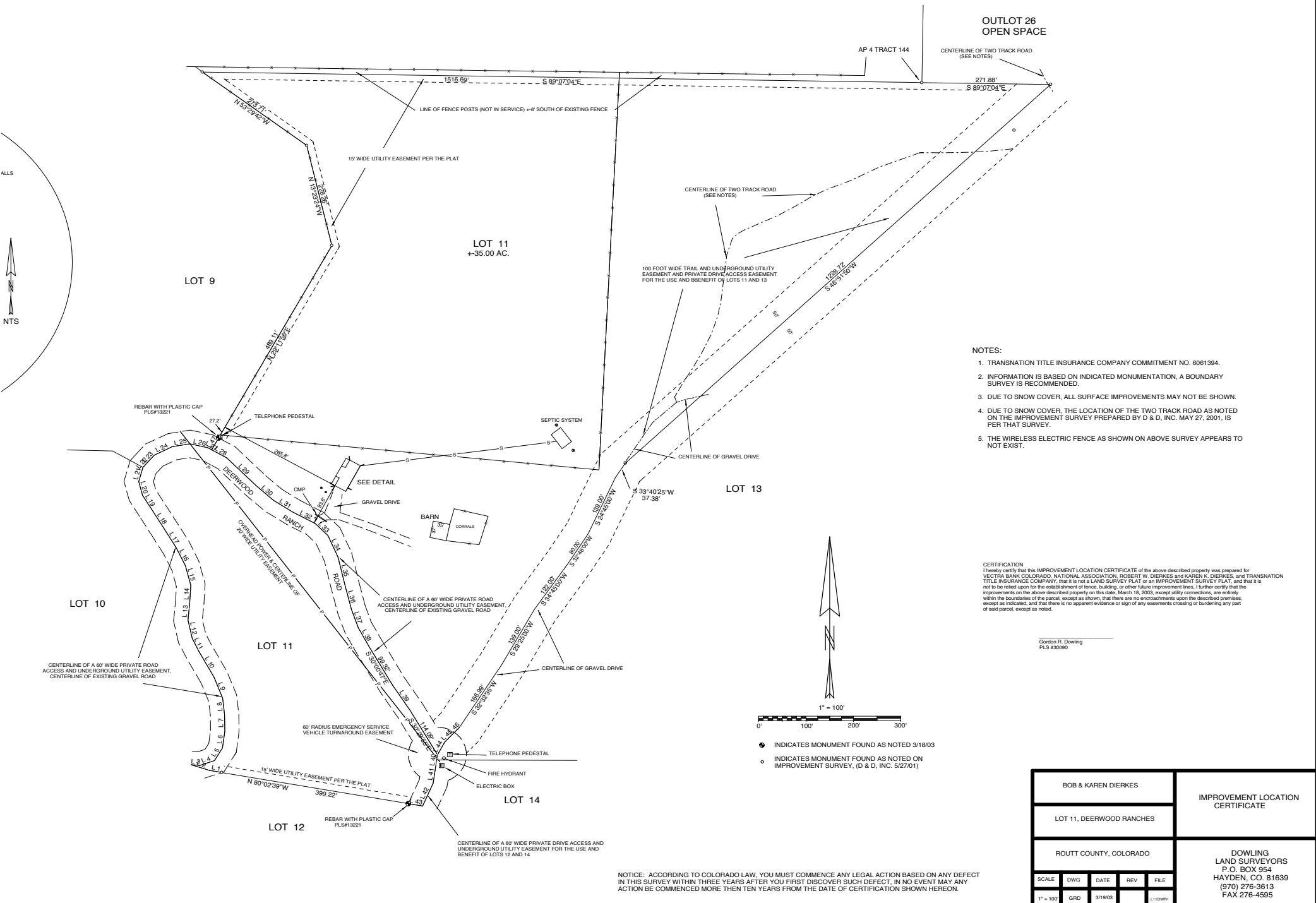
Skiing became an integral part of Steamboat's lifestyle just after the turn of the century. Known officially as "Ski Town USA," Steamboat Springs has produced more winter Olympians than any other town in the US. Today, summer vacations and winter "champagne powder" skiing are enjoyed with equal enthusiasm, while thriving downtown and mountain commerce areas make Steamboat a healthy year-round community. In Steamboat you'll find an active outdoor lifestyle that values children and families in a very safe environment. Playgrounds and parks abound with interconnecting trail systems. National Forest lands, state parks, wilderness areas, rivers and lakes provide for numerous adventures at your doorstep, while those craving cultural activities will be amazed at the abundance and sophistication of the choices available.

DEERWOOD RANCHES

SHEET 2 OF 3



LOT 11, DEERWOOD RANCHES
ROUTT COUNTY, COLORADO

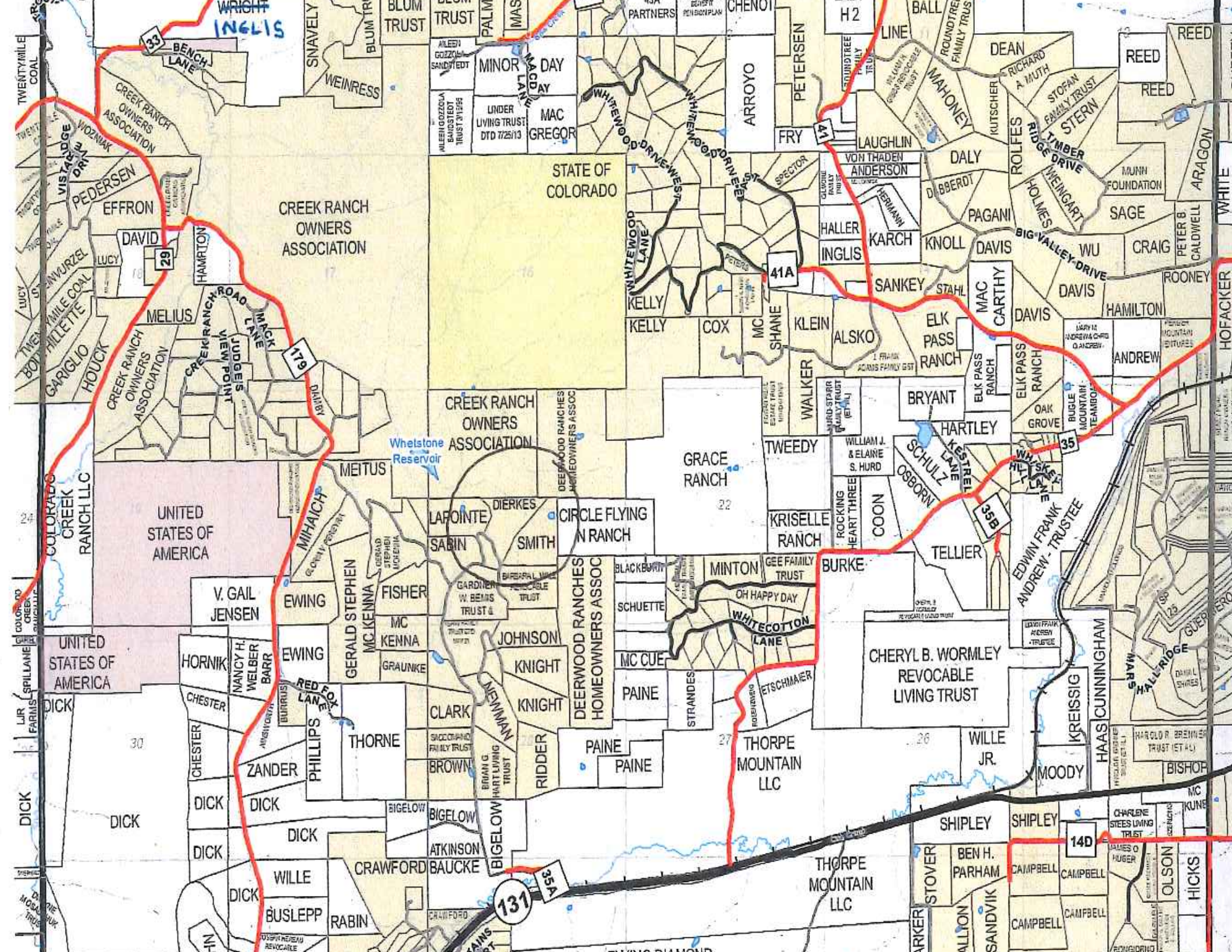




CREEK RANCH
HOA COMMON
AREA

DEERWOOD
RANCHES
COMMON AREA

DEERWOOD RANCH RD



DEERWOOD
RANCHES
ESTATE

“A local Legend says that the Yampa Valley holds a curse: “Once you visit the valley your heart will be forever captivated, and be compelled to return again and again.” Why not see if it will work on you!”



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STEAMBOAT SPRINGS, CO



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Steamboat | **Sotheby's**
INTERNATIONAL REALTY

Noteworthy Features

EQUESTRIAN ESTATE 31335 DEERWOOD RANCH ROAD

Website: deerwoodranches.com

Main House: 3 bedrooms | 3 baths | 4,112 SF | 35 acres

Barn: 1,296 sf | tack room | outdoor corrals | paddocks | round pen

RANCH AND EQUESTRIAN PROPERTY

Main-level living

Adjacent to Deerwood Ranches Open Space

Vaulted ceilings, huge windows, open-concept floor plan

Tinted windows prevent interior sun damage

Granite, marble, sandstone countertops

Stainless steel appliances

Immaculately maintained w/custom features throughout

2 Covered decks, large flagstone patio walk ways

Stamped concrete patio flows perfectly to the outdoors

Large unfinished walkout w/separate entrance & rough plumbed for kitchenette

Upstairs loft for office, workout, studio, playroom

Oversized 2-car heated garage with workshop

Irrigated lawn, water fall feature, mature trees

Ever-blooming flower gardens – roses, perennials & annual gardens

Doubled sealed caulking for added insulation and pest control

EQUESTRIAN FEATURES

1,296 sf, barn with tack room, 220V and 110V electrical, water to barn

Plenty of room for RV, ATVs, snowmobiles and all your outdoor toys

Paddocks, outdoor corrals, round pen, shelter

Fenced and cross fenced

Ride on internal roads, 268 acres open space, trails

Agricultural status for tax savings (grazing lease maintained by HOA)

DEERWOOD RANCHES HOA AND WATER INFO

268 acres of HOA open space for riding, skiing, hiking and snowmobiling (no ATVs)

Deerwood Ranches HOA maintains and plows internal roads

Deerwood Service Co supplies water: domestic, irrigation & barn

NITTY-GRITTY DETAILS

High-speed internet with Zirkel Wireless

1000-gallon propane tank (owned)

Reverse-osmosis purification system ~ kitchen sink & refrigerator

Community water website: deerwoodservice.com

HOA: \$1,600 per year for internal road plowing & maintenance

Some furnishings, tractor with blower and brush hog available 4 sale

Maps, plat, survey available upon request or in MLS supplements