

\$12,750,000 - 32735 State Highway 131, Steamboat Springs

MLS® #6950693 Listing Office Colorado Group Realty

\$12,750,000

9 Bedroom, 10.00 Bathroom, 17,324 sqft
Residential on 108 Acres

South Valley, Steamboat Springs, CO

Flowing Waters Ranch is a recreational paradise situated on approximately 108 prime acres in the south valley of Steamboat Springs. Owners have access to approximately $\frac{3}{4}$ mile of the Yampa River, which delivers some of the best fly fishing in Colorado. It traverses its way through the heartland of this property where east meets west & reveals a unique, multi-generational property offering not one, but two luxury residences- each with detached caretaker homes! The Ranch showcases a premier equestrian facility with an indoor riding arena. Various water rights are included with this property. Both residences have experienced substantial cosmetic renovation in the past year or more, enhancing the farmhouse and/or mountain contemporary themes of the homes. Rarely does a location like this come on the market where one can live a ranch lifestyle that is < 6 miles from the ski area or 3 championship golf courses & just minutes from downtown, snowmobiling & more! Visit FlowingWatersRanch.com



Listing Courtesy of Colorado Group Realty

Built in 1990

Essential Information

MLS® #	6950693
Price	\$12,750,000



REcolorado

Price Per SqFt	\$736
Bedrooms	9
Bathrooms	10.00
Full Baths	4
Half Baths	2
Square Footage	17,324
Acres	108.03
Year Built	1990
Type	Residential
Sub-Type	Detached Single Family
Style	2 Story
Status	Active

PropertyValuationSnippet

PropertyValuationSnippet 6950693

Community Information

Address	32735 State Highway 131
Area	South Valley
Subdivision	South Valley
City	Steamboat Springs
County	Routt
State	CO
Zip Code	80487

Amenities

Features	Near Ski Area, Water Ditch, Irrigated, Recreation, Suitable for Grazing, Waterfront
Parking Spaces	13
Parking	Garage (Attached), Recreational Vehicle
# of Garages	9
View	Mountain View, Ski Area, River/Lake View, Valley
Is Waterfront	Yes

Interior

Interior Features	Breakfast Nook, Double Pane Windows, Eating Space / Kitchen, Exercise Room, Foyer/Entry, Game Room, Home Theater, Hot Tub/Spa, Kitchen Island, Master Suite, Open Floor Plan, Pantry, Remodeled, Security System, Vaulted, Walk-in Closets, Pool, Indoor
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Appliances	Compactor, Convection Oven, Cook Top, Dishwasher, Disposal, Double Oven, Dryer, Microwave Oven, Range Hood, Refrigerator (Kitchen), Refrigerator (Other), Stove/Range/Oven, Washer, Wine Cooler, Downdraft
Heating	Forced Air, Stove, Radiant
Cooling	Air Conditioning-Central, Ceiling Fan
Fireplace	Yes
# of Fireplaces	9
Fireplaces	Basement, Family Room, Great Room, Living Room, Master Bedroom, Kitchen, Outdoor, Other

Exterior

Exterior Features	Deck, Hot Tub/Spa, Patio, Pond/Lake, Professional Landscaping, Sprinkler System, Utility Shed, Exterior Basement Entrance, Fenced Pasture, Gas Grill, Heated Gutters, Water Feature
Lot Description	4841258.40
Windows	Double Pane Windows
Roof	Composition Shingles, Wood
Construction	Frame

School Information

District	Steamboat Springs RE-2
Elementary	Soda Creek
Middle	Steamboat Springs
High	Steamboat Springs

Additional Information

Days on Website	235
Zoning	AF



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