

PROPERTY HIGHLIGHTS

1716 Copper Ridge Spur 1 | Steamboat Springs
2 BD | 3 BA | 2,545 Sq Ft | Live/Work Townhome

Monthly Utility Averages

Water: \$104.82

Gas: \$58.42

Electric: \$101.29

- Brand-new live/work residence blending modern design with everyday functionality
- High-end finishes throughout, offering comfort, style, and versatility
- Spacious open-concept living area with floor-to-ceiling windows and abundant natural light
- Kitchen with generous counter space, premium finishes, and room to gather
- Two well-appointed bedrooms
- One full bathroom and one half bath
- Convenient laundry room
- Oversized garage with epoxy-coated floor
- Private office + full bathroom on the lower level
- Additional laundry area on the lower level
- Cabinetry with counter/cooking area
- Fully outfitted flexible use: office suite, studio, gym, or non-conforming bedroom
- Offered fully furnished with chic, high-end pieces for turnkey l

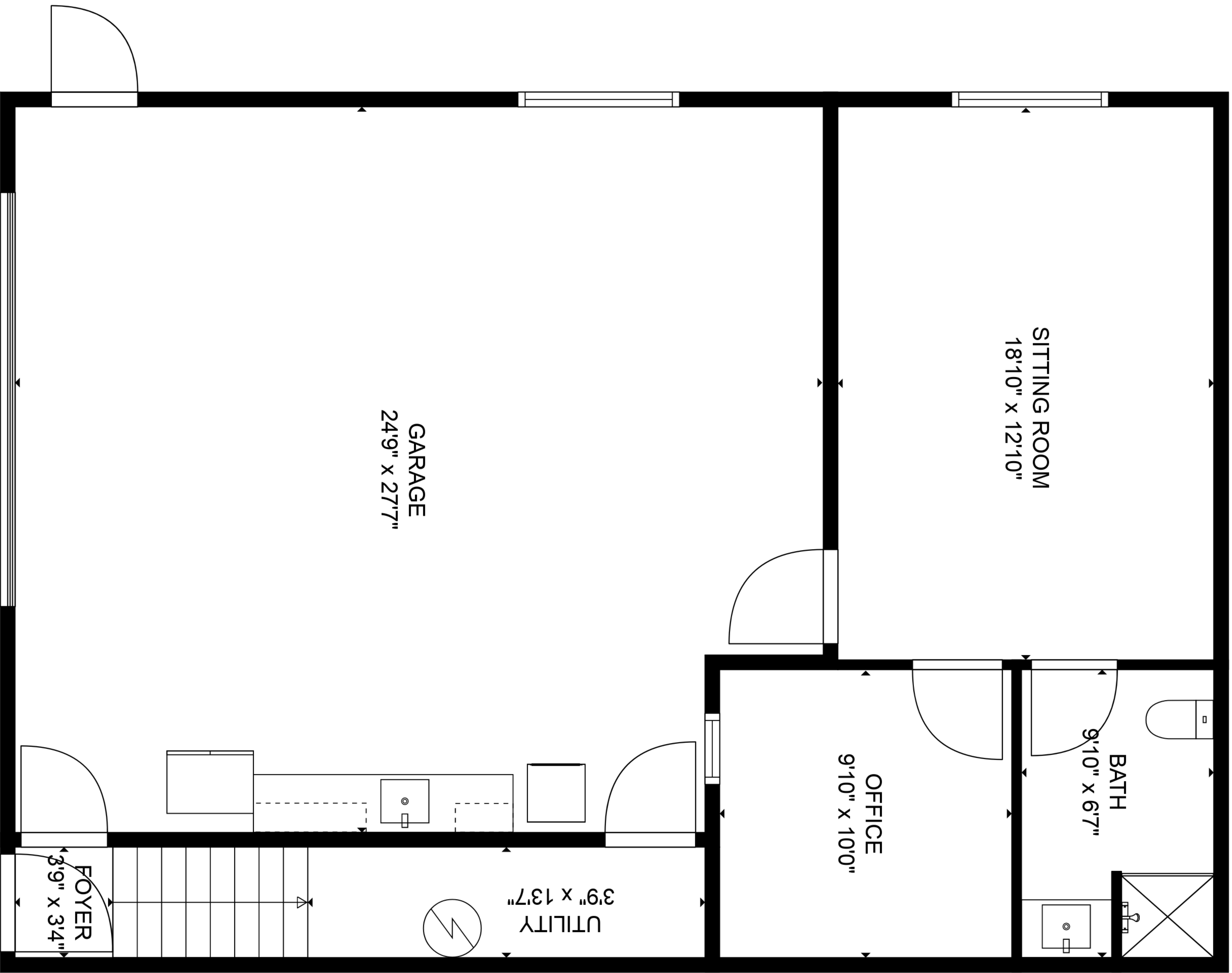
Rental history

- Jan-October \$10k for both top and bottom
- Nov-March- Rented Top Portion for average of 6-7k 30-day rental
- Nov-March- Rented Bottom Portion to Property manager at discount for \$2250

1716 Copper Ridge Spur HOA Budget

<u>Operating costs-</u>	<u>Cost per year</u>
Snow plowing-	\$2,000
Western security-fire alarm monitoring	\$1,000
Asphalt maintenance-	\$2,000
Landscape maintenance-	\$1,000
Reserves-	\$600
Total yearly operating costs-	\$6,600

Total operating costs per owner- \$3,300 per year or \$275 per month

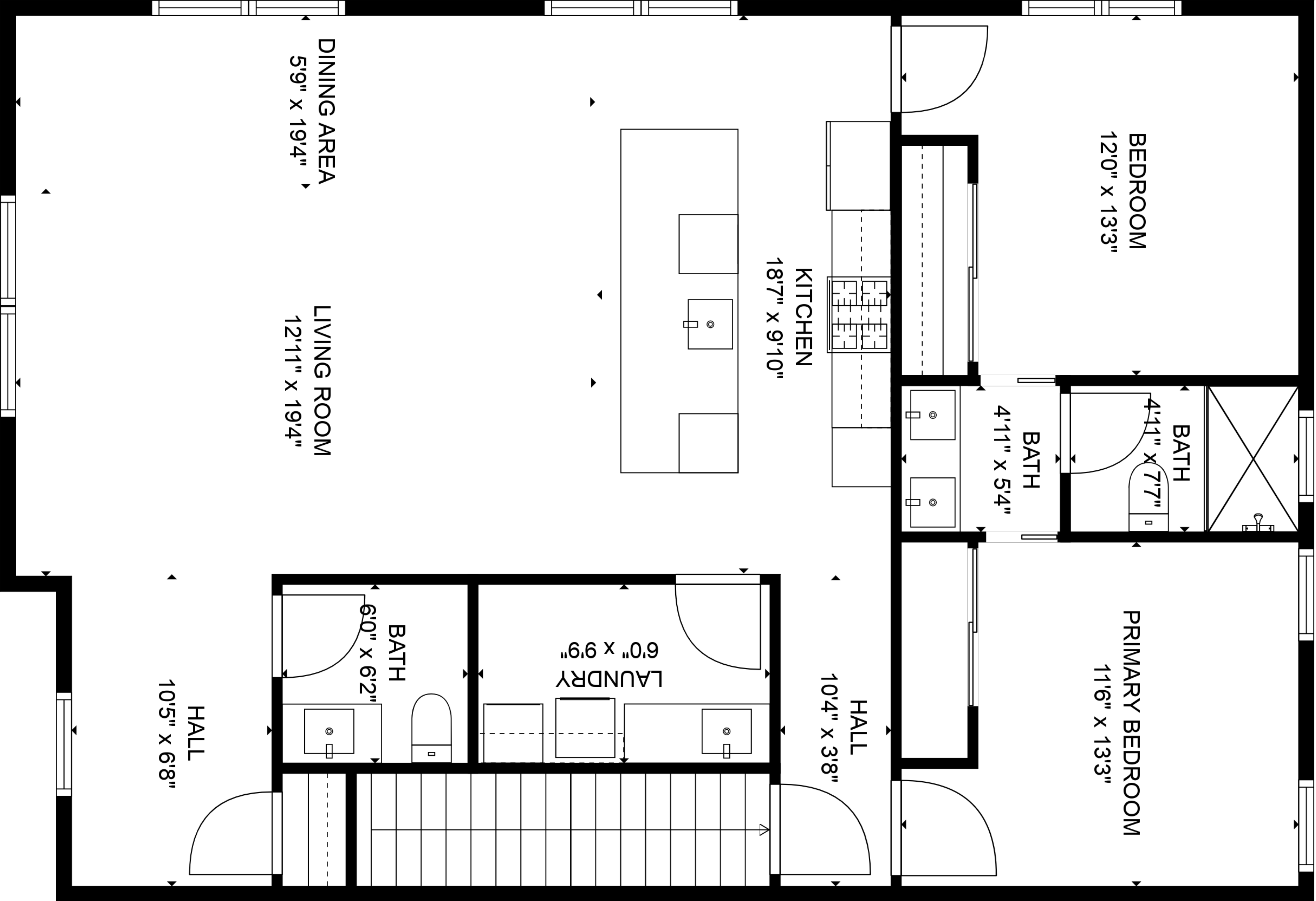


TOTAL: 1726 sq. ft

FLOOR 1: 503 sq. ft, FLOOR 2: 1223 sq. ft

EXCLUDED AREAS: GARAGE: 659 sq. ft, WALLS: 148 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

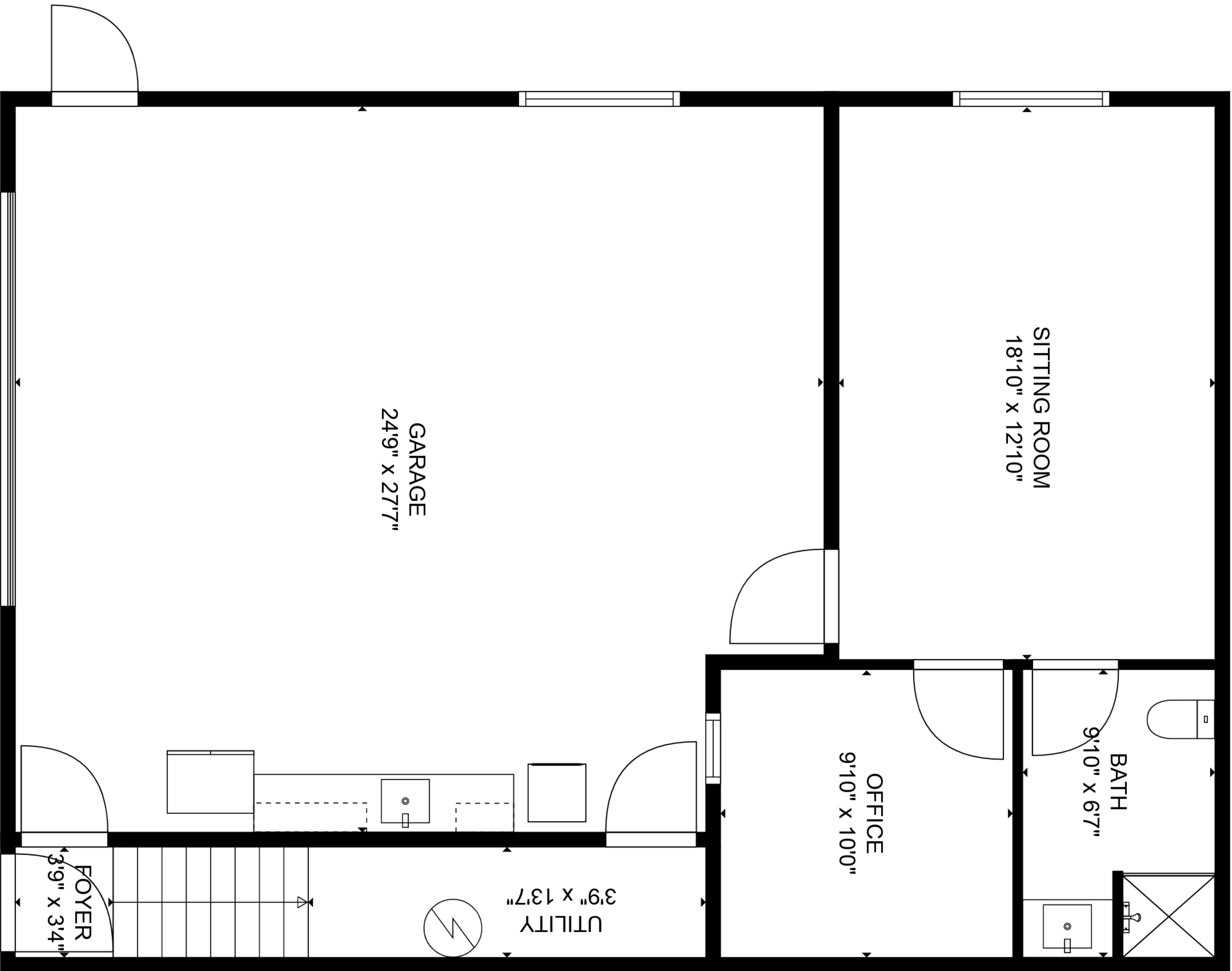


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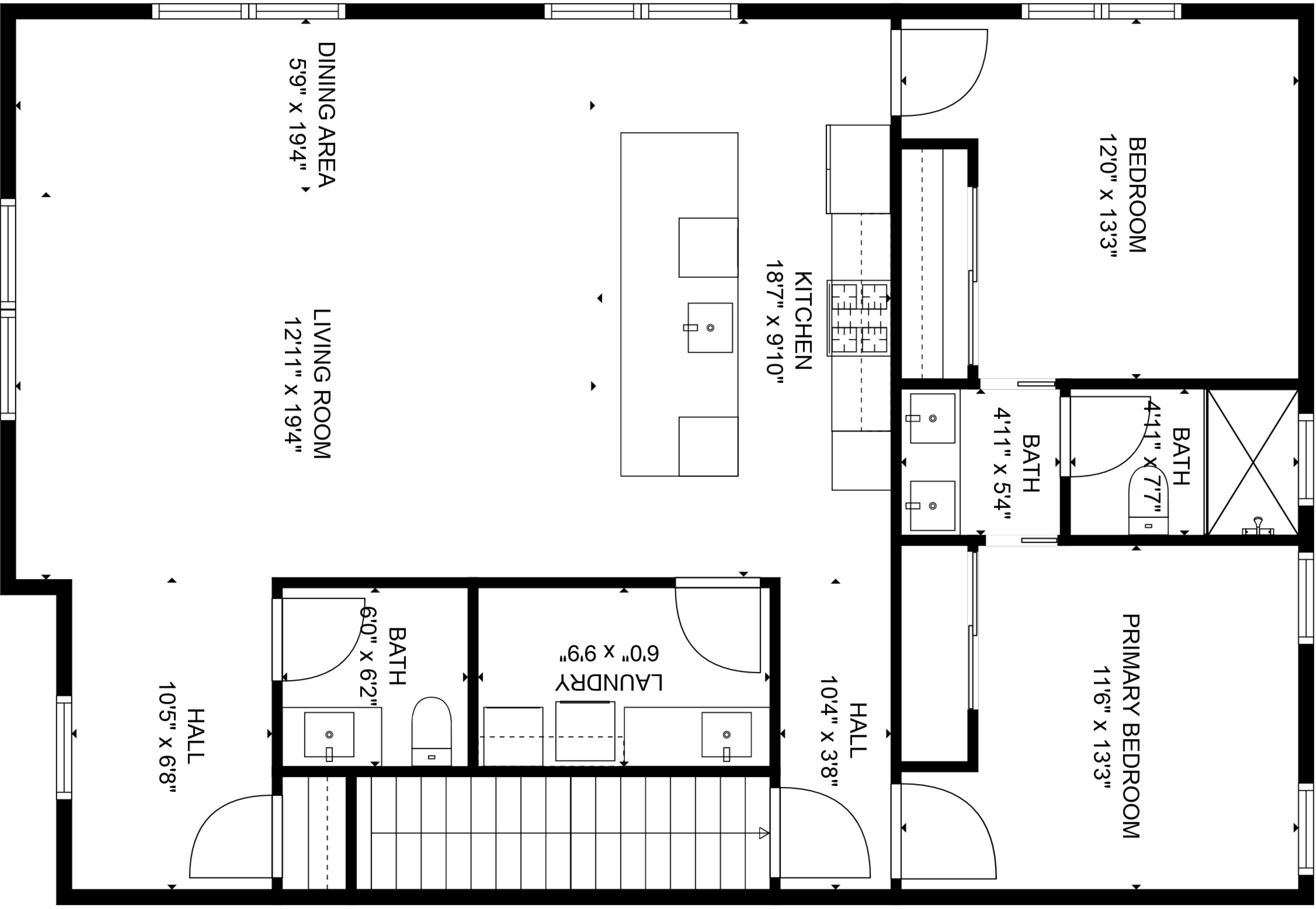
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FLOOR 2

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Cross Property 360 Property View

1716 Copper Ridge Spur Unit #1, STEAMBOAT SPRINGS, CO 80487

Listing

MLS#: S1067824
Status: Active

Residential Agent Detail Display
Sub-Type: Townhouse

List Price: \$1,699,000
List Price/SqFt: \$667.58

Subd/Complex: COPPER RIDGE BUSINESS PARK
County: Routt

Bldg #: 1
Unit #: 1

Bedrooms: 3 Main Level Beds: 1
Total Baths: 3.0 Apx SF Liv Area: 2,545 Unit Entry Level: 1
Full Baths: 2 Sq. Ft Source: Public Records # Levels in Unit: 2
3/4 Baths: 0 Year Built: 2024 # of Units:
1/2 Baths: 1 Adj Year Built: Total Bldg Level:
Loft: No Furnished: Mostly Deed Restricted: No
Loft Incl Bdrm Count: ADU/Lockoff: No Pets Allowed: Yes
Add'l Rooms: Rec Room, See Remarks
Ownership: Corporation/Trust
Recent: 04/03/2026 : NEW



Welcome to this exceptional live/work residence offering a versatile 3-bedroom layout, including two bedrooms on the upper level & a non-conforming third bedroom on the lower level. Built with quality & performance in mind, this high-end home features upgraded materials, multiple layers of drywall for enhanced insulation & soundproofing, & in-floor radiant heat throughout the residence, including the garage—delivering quiet, efficient, & consistent warmth in every season. The upper level showcases a bright, open-concept living space with soaring ceilings and floor-to-ceiling windows framing stunning valley and mountain views, complete with electric blinds controlled by phone or set on a schedule to take in the sunrise. The kitchen is thoughtfully designed with generous counter space and premium finishes—ideal for everyday living and entertaining. This level also includes two well-appointed bedrooms, a full bathroom, a half bath, and a convenient laundry area. Downstairs, the flexible lower level expands the living possibilities with a non-conforming third bedroom, full bathroom, additional laundry, cabinetry, and a counter/cooking area—perfect for guests, a private office, gym, or creative studio. With separately locking entrances, the upper and lower levels can function independently, offering the potential to rent each space separately—an attractive option for investors or those seeking added flexibility. The oversized garage is a standout, featuring a professionally epoxied floor and ample space for storage, gear, or workspace needs. In addition to the garage, the property offers abundant parking with four dedicated exterior spaces, including three directly in front of the unit—an uncommon and valuable feature. Offered fully furnished with thoughtfully curated, high-end pieces, this turnkey residence is ready for immediate enjoyment. Whether you're seeking a modern home, investment opportunity, or flexible live/work setup, this property delivers on all fronts.

Interior - Exterior

Total Avg. Mo. Util.: Water Monthly: \$0 Avg. Gas Monthly: \$0 Avg. Elec. Monthly: \$0 Sewer Monthly: \$0
Water Heating: Gas Wtr Htr Gallons: Heating: Natural Gas, Radiant, Hot Water, Energy Rating: Unknown
Appliances: Dishwasher, Disposal, Microwave, Range Gas, Range Hood, Refrigerator, Washer / Dryer, Convection Oven
Interior Features: Ceiling Fan(s), Eat-in Kitchen, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Utility Sink
Resident Features: Vaulted Ceilings, See Remarks Fireplaces Total:
Floor Coverings: Carpet, Luxury Vinyl Tile, Stone, Tile
Roof: Architectural Shingles
Construction: Metal Siding, Wood Frame, Mountain Contemporary, Stone
Laundry: In Unit, Washer/Dryer, See Remarks
Gar/Parking: 3 Car Garage, Garage Attached, Over 3 Car Garage, See Remarks, Dry Walled, Floor Coating, Heated Garage, Insulated, Lighted, Oversized, Oversized Door, Recreational Vehicle, RV Garage, Storage

Rooms

Room Type	Level	Room Type	Level	Room Type	Level
Bathroom (Full)	Lower	Bonus Room	Lower	Office	Lower
Bathroom (1/2)	Upper	Bathroom (Full)	Upper	Bedroom	Upper
Bedroom	Upper	Kitchen	Upper	Laundry	Upper
Living Room	Upper				

HOA, Tax and Fee(s) Information

Annual Taxes: \$1,737.56 Tax Year: 2024 Transfer Tax: 0% Resort/Nbrhd Fee: \$0.00
Assessments: None Known VAFHA: Right of Ref / #Days: No Bank:
Association Annual Total: \$5,700 # of Associations: 1 Resort Transfer Fee: Owed But Not Due:

Association 1

Association Name: Copper Spur Ridge Fee/Freq: \$475 / Mo. Transfer Fee:
Management Type: Self Managed Phone/URL: /
Restrictive Covenants: Other
Assoc. Fee Includes: Master Insurance, Snow Removal
Amenities: Maintenance Grounds, Parking

Subdivision/Community Information

Location: See Remarks
Common Facilities: None
Elementary School: Soda Creek Middle/Junior: Steamboat Springs High School: Steamboat Springs

Land & Site Information

Schedule #: R8182000 Area: Elk River Area Accessibility: Apx Lot SqFt: 1,272 Access # of Mo.:
Lot #: Water Src: Municipal / Public Parcel #: Zoning: Commercial
Block #: Lot SqFt Sce: Legal Parcel: Yes Ground Lease: Lot Ownership:
Filing #: Pinned: Exist Structure Existing Structure Sewer/Septic: Connected to Sewer
Staked: Water Included: Well Type:
Lot Rent: Available Utils: Internet Access (Wired), Natural Gas Available, Trash Pickup
Road Surface: Paved Road Frontage Type: Road Responsibility:
Docs on File: Association Docs Direction Faces:
View: Mountains
Special Tax/Metro Distr YN: No Special Tax/Metro District URL:

Realtor - Management Information

Listing Office: The Agency Steamboat Springs Office Phone: (970) 457-6880 Office Fax:
Office Address: 345 Anglers Drive, Unit A, Steamboat Springs CO 80487
Listing Agent: Rachel Elston Res Fax:
Email: rachel.elston@theagencyre.com Cell/Pager: (720) 216-7046 Listing Buyer Exclus.No
Co-Listing Office: The Agency Steamboat Springs Co-List Agent: Michelle Parilla
CoSelling Office: Office Phone: Office Fax:

CoSelling Agent:
CoSelling Agent Email:

Phone:

Cell/Pager:

Co2 Selling Office:
Co3 Selling Office:
Co4 Selling Office:
Co5 Selling Office:

Co2 Selling Agent:
Co3 Selling Agent:
Co4 Selling Agent:
Co5 Selling Agent:

Subj to Rent Contract: No
Management Co.:

CTMe Name:

Phone:

Occupant Type:

Long Term,
Owner

Address:

Rentals Allowed:

Yes

Rentals:

1Month + LTR Allowed

Possession:

Delivery of Deed

Showing Instructions: Appointment Only, ShowingTime

Showing Contact Ph: (970) 457-6880

Will Consider Trade: No

List Date:

04/03/2026

DOM:

0

CDOM:

25

Shared Int. for Sale: 100

Realtor Sign:

Yes

Driving Directions:

From downtown Steamboat Springs, head west on US-40. Turn right onto County Road 129/Elk River Road, then take a right onto Copper Ridge Circle. Turn left onto Copper Ridge Spur and continue to 1716 Copper Ridge Spur—Unit 1 will be on the left.

REALTOR Remarks: All information deemed reliable but buyer should verify anything of importance.

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