



Main Home & Guest Home

Steamboat Springs Income-Producing Mountain Asset

Offered at \$3,500,000

A rare opportunity to acquire a flexible Steamboat Springs property with lifestyle appeal, proven income, and multiple use strategies. Set near the ski resort with views of Steamboat Ski Area, this property includes a renovated 4-bedroom main residence plus a detached building with a 1-bedroom/1-bath ADU, office, gym, and RV garage parking.

The layout creates multiple long-term rental and owner-use options. Buyers could live in the main home and long-term rent the ADU, live in the ADU and long-term rent the main home, or long-term rent both residences for dual income potential. The ADU generated \$38,500 in 2025 and has rented for \$6,200/month during ski season, offering proven income history and immediate rental upside.

The detached building is approximately 1,800 sq ft and, with current Steamboat build costs estimated around \$1,000/sq ft, adds significant value that would be difficult to recreate today. Additional use cases include executive housing, corporate retreat use, 1031 exchange potential, or limited STR use if primary-residence qualified. With no HOA, no CCRs, a nearby bus stop, and a hard-to-recreate detached structure, this is a unique resort-market asset for investors, corporate buyers, remote executives, or second-home owners seeking optionality in Steamboat Springs.



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