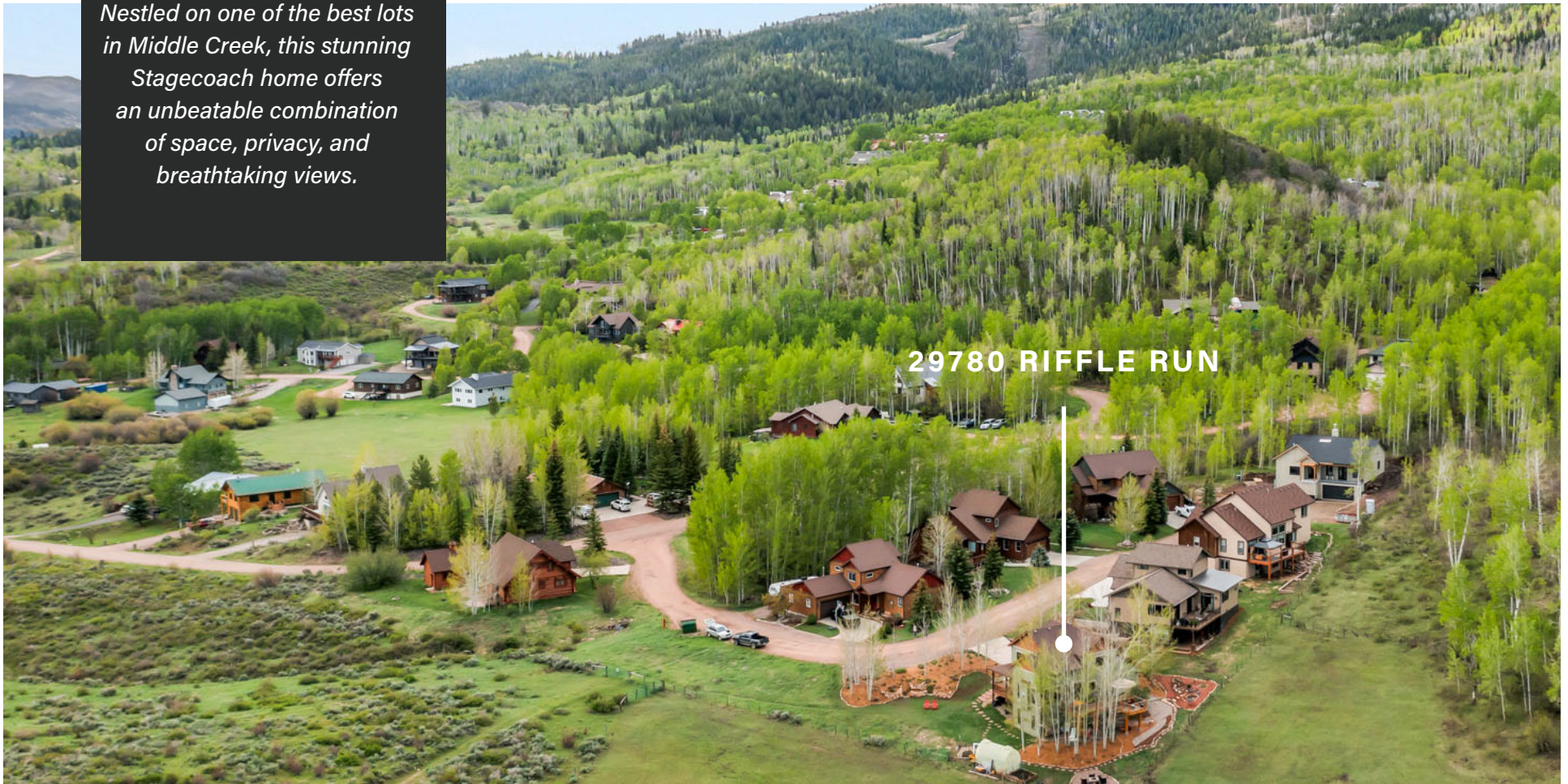




29780 RIFFLE RUN, OAK CREEK, CO
\$1,400,000

PROUDLY PRESENTED BY:
ASHLEY WALCHER

Nestled on one of the best lots in Middle Creek, this stunning Stagecoach home offers an unbeatable combination of space, privacy, and breathtaking views.



29780 RIFFLE RUN

\$1,400,000

Situated on a quarter-acre adjacent to open space and backing to a private ranch, the property ensures unobstructed views summer sunsets and the iconic Hahn's Peak in the distance. Beautifully updated, this 3-bedroom + loft, 2.5-bathroom home has 2,975 square feet of thoughtfully designed living space. The main floor features a primary bedroom suite, an updated kitchen, and a bright, airy living room with vaulted ceilings and a cozy gas fireplace—all overlooking the lush greenery of the private ranch land. The lower level offers a second living area with walk-out access to a flagstone patio, fire pit, and expansive yard, perfect for entertaining. A 1,000-square-foot storage room on the lower level presents endless possibilities, easily convertible into a fourth bedroom, with plumbing already in place for an additional full bathroom. Outdoor living is a dream with a large, south-facing back deck and a charming covered wrap-around front porch, both overlooking new professional landscaping and gardens. A greenhouse with year-round water access, a two-car garage, and a paved driveway further enhance the outdoor lifestyle here. With extensive recent updates—including new siding, a new boiler, new Andersen windows with Hunter Douglas shades, fresh interior paint, new kitchen appliances (including an induction range), and a new washer and dryer—this exceptional property is move-in ready and waiting to be enjoyed!



FEATURES



2,975 Sq Ft



Main Floor Primary Suite



Greenhouse w/Electric & Water Year-round



Near Stagecoach State Park



3 Bedrooms



Gas Fireplace



0.25 Acre Backs to Private Ranch



1,000 SF Storage Room



2.5 Bathrooms



Walk-out Lower Level



2 Car Garage



Extensive Updates

MLS # | S1056719

Neighborhood | Middle Creek Village

Area | Stagecoach

HOA | \$125 (annual)

Taxes | \$4,902.08 (2024)

Year Built | 2003

Flooring | Hickory Wood & Carpet

Style | 3 Story

Heating | Radiant in-floor Heat (Propane)

Cooling | Ceiling Fans

Parking | 2 Car Garage + Paved Driveway

Outdoor | Professionally landscaped with 2 large decks & lower patio



Scan for
Video Walkthrough

UPGRADES

- New pilot light and fan in fireplace, 2025
- New, expanded back deck, 2024
Envision composite decking
Maintenance free
- New boiler and side arm, 2024 (annual service completed, 2025)
New expansion tank, 2025
- Toilets replaced (Toto low flush efficiency)
Bidet installed in primary and main floor baths, 2024
- Hickory wood flooring on main level
Sanded and refinished, 2024
- New LG Thin Q Tower washer/dryer, 2024
- Interior repainted, main and upper floors, 2022
- New adjustable recessed lighting, 2022
- New siding, 2021
LP Smartside engineered wood with Diamond Kote finish
Specialized pre-finished siding with a 30-year, no-fade warranty
- Greenhouse with running water, electricity and portable heaters, 2021
Solar Gem (<https://solargemgreenhouses.com>)
Water piping has heat tape for year-round use
Raised beds inside with automatic watering option
- New garage door and opener, 2021
- New Renewal by Andersen windows, 2020 (warranty transfers)
Upgraded to True Scene screens (made to be invisible to enhance views)
Easy to clean
- New induction range with convection oven, 2020
Gas line in place, if replacement desired
- New microwave with convection, 2020
- New LG refrigerator, 2020
- New Hunter Douglas window coverings, with dark shades in bedrooms, 2020
- New Bosch44dBa Silencer dishwasher, 2019
Very quiet
- All carpeting replaced, 2018
- New shower floor in primary bath, 2017
- Gutters and heat tape added
- All new light fixtures and faucet hardware replaced in bathrooms
- All bedroom ceiling fans replaced
- Front deck stained yearly
- Yard professionally landscaped
Deer resistant with native flowers
- Metal storage racks in basement
- Raised garden beds
Homeowner is a Master Gardener



UTILITY HISTORY

Snow plowing is completed by Stagecoach Landscaping & Design (Christian Otto), but always subject to change. The street puts money in a kitty and one person pays the bill. When money runs out he asks for more. Excess returned at the end of the year

Gas

Propane tank is owned, leased, and filled from Farrel Gas

MAR 2024
\$408.72

MAY 2024
\$567.25

NOV 2024
\$468.68

FEB 2025
\$641.06

Snow Removal

NOV 2024
\$250

FEB 2025
\$120

Morrison Creek Water

Water is billed and paid every other month

MAR 2024
\$305.19

MAY 2024
\$298.35

JUL 2024
\$358.80

SEP 2024
\$393.80

NOV 2024
\$318.87

JAN 2025
\$302.00

Yampa Valley Electric

MAR 2024
\$238.74

APR 2024
\$178.83

MAY 2024
\$226.92

JUN 2024
\$174.46

JUL 2024
\$132.89

AUG 2024
\$138.33

SEP 2024
\$123.05

OCT 2024
\$163.70

NOV 2024
\$207.58

DEC 2024
\$337.97

JAN 2025
\$155.61

FEB 2025
\$327.20

TRASH

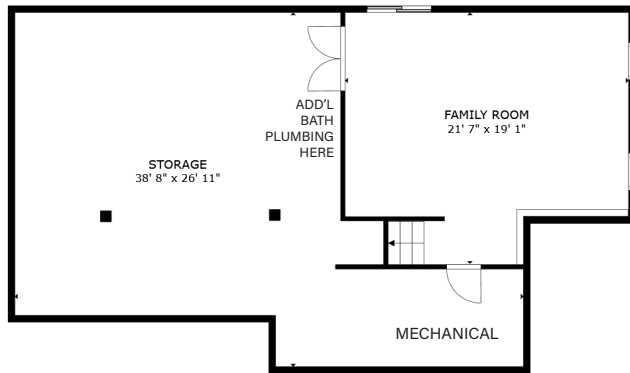
\$19/month

Trash is shared by everyone on the street. Owner pays the neighbor across the street who coordinates this.

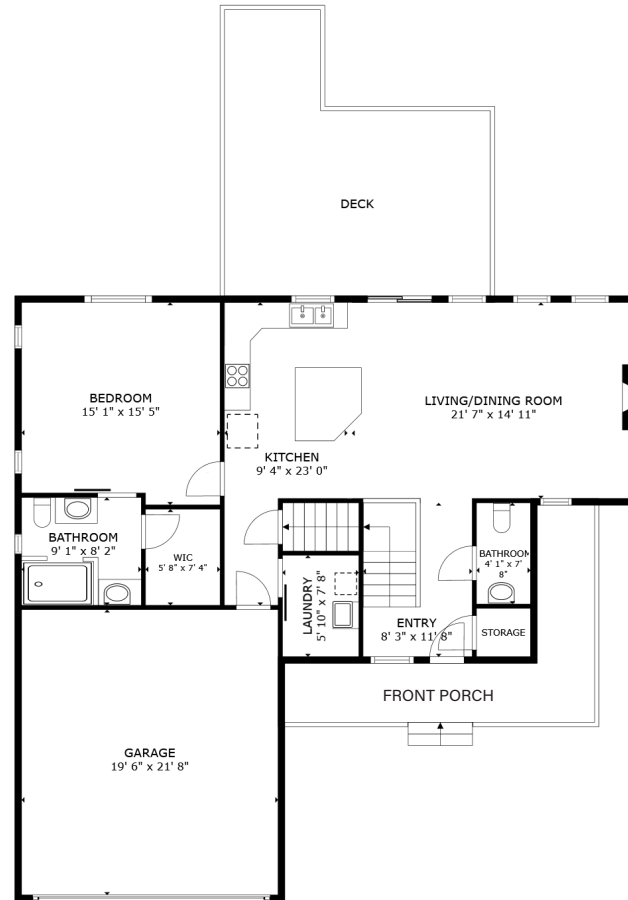
HOA



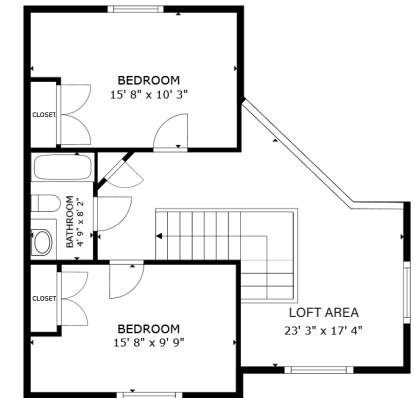
Scan for Stagecoach Property Owners Association Documents



FLOOR 1



FLOOR 2



FLOOR 3

GROSS INTERNAL AREA
 FLOOR 1 1,087 sq.ft. FLOOR 2 1,092 sq.ft. FLOOR 3 641 sq.ft.
 EXCLUDED AREAS : GARAGE 423 sq.ft. VERANDA 158 sq.ft. DECK 340 sq.ft.
 TOTAL : 2,820 sq.ft.
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



LOCATOR MAP

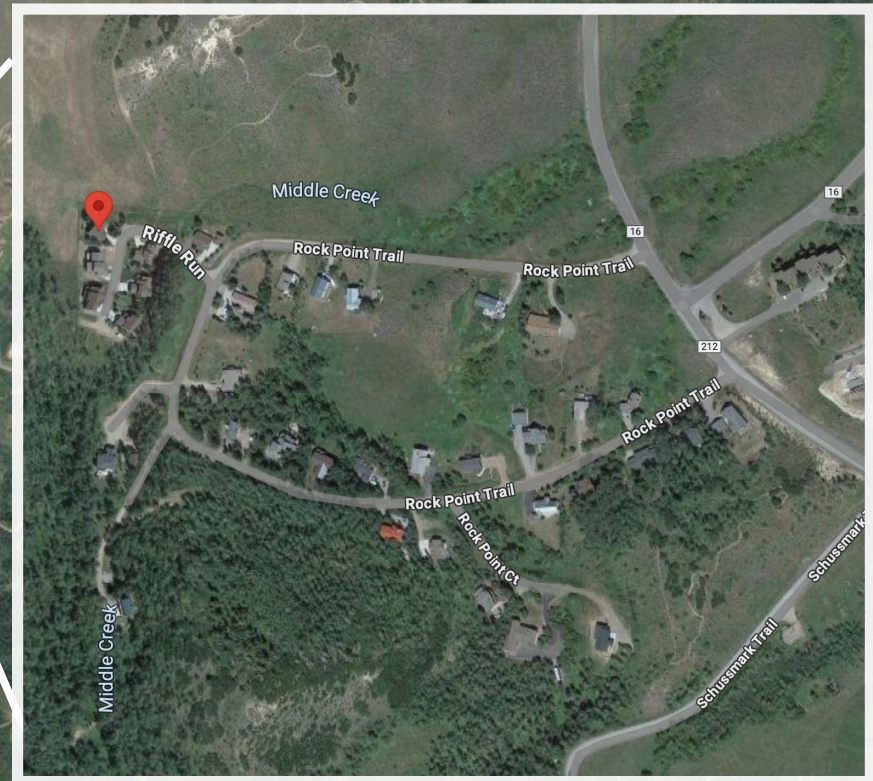
Stagecoach State Park

Stagecoach
Reservoir

Oak Creek

29780 Riffle Run

Google











PHOTOS FROM THE SELLERS





Stagecoach State Park

Nestled in the Yampa Valley just outside Steamboat Springs, Colorado, Stagecoach State Park is a year-round outdoor paradise!

This scenic park is centered around Stagecoach Reservoir, offering boating, fishing, paddleboarding, and swimming in the summer.

In the winter, visitors can enjoy ice fishing, cross-country skiing, and snowshoeing across the breathtaking snowy landscape.

With miles of hiking and biking trails, abundant wildlife, and camping spots with stunning mountain views, it's the perfect escape for outdoor lovers!







TheGroup

REAL ESTATE

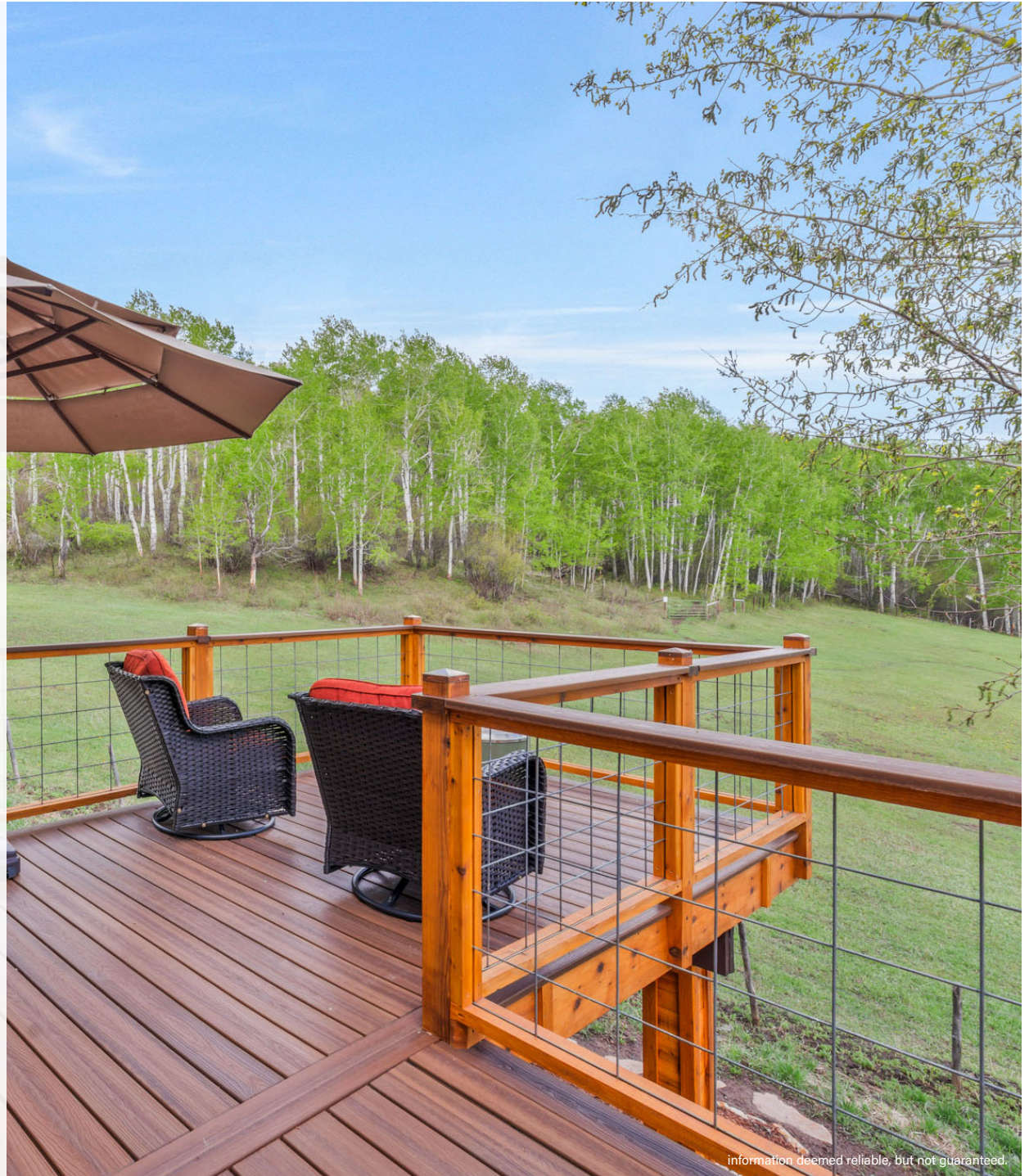


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