



Welcome to



DRY CREEK VILLAGE

882 DRY CREEK SOUTH ROAD, HAYDEN, CO

\$760,000 | #S1051624



ASHLEY WALCHER
Broker Associate/Partner
303-668-4689
awalcher@thegroupinc.com
www.AshleyWalcher.com



Information herein deemed reliable but not guaranteed. Distance and measurements are approximate and subject to correction. 7-22-24.



PROPERTY WEBSITE

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Price | \$760,000

BD / BA | 4 Beds, 2.5 Baths

Total SQ FT | 1,539

Year Built | 2022

Parking | 2 Car Tandem (540 sqft)

Flooring | Luxury Vinyl, Wool Carpet

Heating | Radiant Cove (electric)

Style | Mountain Modern (wood accents)

Taxes | \$3,745.04 (2023)

HOA | \$250/Year

MLS # | S1051624

Steamboat Springs | 25 Miles



HOA INFO & DOCS

Inclusions: Dishwasher, Disposal, Microwave, Refrigerator, Electric Range/Oven

UTILITY HISTORY

WATER/SEWER/TRASH - TOWN OF HAYDEN

JULY 2024	\$141.54
JUNE 2024	\$139.79
MAY 2024	\$137.17
APRIL 2024	\$133.67
MARCH 2024	\$133.05
FEBRUARY 2024	\$134.84
JANUARY 2024	\$133.04
DECEMBER 2023	\$134.84

AVERAGE \$135.99

ELECTRICITY - YAMPA VALLEY ELECTRIC

JULY 2024	\$56.53	DECEMBER 2023	\$261.32
JUNE 2024	\$134.45	NOVEMBER 2023	\$204.97
MAY 2024	\$181.42	OCTOBER 2023	\$122.86
APRIL 2024	\$157.29	SEPTEMBER 2023	\$132.46
MARCH 2024	\$266.79	AUGUST 2023	\$154.55
FEBRUARY 2024	\$246.98	JULY 2023	\$109.10
JANUARY 2024	\$354.54		

AVERAGE \$183.33

GAS - ATMOS

JULY 2024	\$33.41
JUNE 2024	\$144.27
MAY 2024	\$149.87
APRIL 2024	\$372.91
MARCH 2024	\$316.15
FEBRUARY 2024	\$240.13
JANUARY 2024	\$169.69
NOVEMBER 2023	\$110.52

AVERAGE (8 Months) \$192.12

Discover this stunning newly constructed home in Dry Creek, featuring a Mountain Modern design. With 4 bedrooms, 2.5 baths, and 1,539 square feet, this home feels stylish with black and white interior design and wood accents throughout. Inside you'll find steel railings, a gas fireplace and LVP flooring, giving the home a custom feel. The kitchen is a bright and airy space with large windows, stainless steel appliances, dark quartz countertops, and ample cabinet storage space. The adjacent dining room opens to a large back deck, where you can enjoy sweeping views of the private ranch behind the home where deer run freely. The backyard, with its winding creek, offers yard space you can update with landscaping of your choice. Upstairs, the bedrooms are comfortable with wool carpet and ceiling fans. The fourth bedroom is generously sized at 250 square feet, offering versatility as a bonus room. The bathrooms have been upgraded with toe-kick lights and glass shower enclosures, adding a touch of luxury. Additional highlights are energy efficient radiant cove heaters throughout, a large laundry/mudroom off the garage complete with a sink and a half bath; and a 540-square-foot, two-car garage for ample toy storage. An additional bonus is side parking space for overflow vehicle storage. Nestled in the family-friendly Dry Creek neighborhood, this home enjoys a quiet location with access to a park and green space. This property is a must-see!