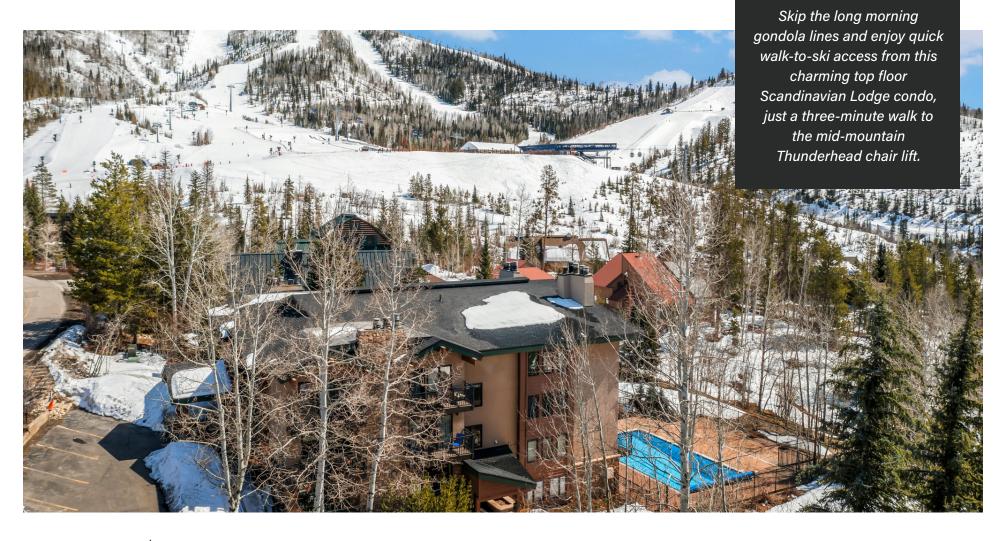


2883 BURGESS CREEK ROAD UNIT #302 **\$1,050,000**

PROUDLY PRESENTED BY: ASHLEY WALCHER



2883 BURGESS CREEK ROAD

\$1,050,000

This thoughtfully designed 2-bedroom, 2-bathroom condo offers 1,004 square feet of open living space, featuring large windows that bring in natural light and highlight the updated kitchen. The unit comes fully furnished and turn key, and includes in-unit laundry for added ease. Cozy up next to the gas fireplace after a long day on the mountain, or relax outside on one of two west-facing balconies—perfect for enjoying Steamboat sunsets and shaded summer afternoons under mature trees. Located in Steamboat's coveted green zone for short-term rentals, this condo is a strong income producer with excellent rental history. The complex itself is quiet and intimate, with only 20 units, and boasts one of the best pools in town—large, heated, and available for year-round enjoyment. The surrounding patio includes a grilling area and inviting hot tubs ideal for après-ski soaking and stargazing. There's also a grassy play area perfect for dogs or kids, and a ski locker to store your gear. In the summer months, step out your front door and onto hiking and biking trails at the resort or play a round of disc golf at the ski area course— all just a short 0.2-mile walk away. This private mountain retreat offers tranquility away from the hustle and bustle of the base area, while still keeping you close to all the action. Whether you're looking for a second home or a high-performing investment, this mountain condo delivers the lifestyle and returns you've been waiting for.





1,004 Sq Ft



2 Bedrooms



2 Bathrooms



In-home Laundry



Gas Fireplace



Fully Furnished



Rental Income w/Potential Growth



Heated Year Round Pool



Ski Locker for Storage



Hiking & Biking Trails



Walking Distance to Chairlift



Grassy Area with Grill Setup

MLS # | S1058075

Location | Walk to Slopes

Area | Scandinavian Lodge

HOA | \$17,876 (annual)

Taxes | \$2,808.56 (2024)

Year Built | 1976

Flooring | Tile & Carpet

Style | Single Level

Heating | Electric Baseboards & Gas Fireplace

Cooling | Ceiling Fans & Included Portable A/C Units

Parking | Community Parking Lot



Scan for Aerial Walk & Ski Video

RENTAL HISTORY, UTILITIES & HOA

All utilities are included in the HOA:

- Gas
- Water/sewer
- Snow removal
- Trash
- Electricity (approx. \$49/month)



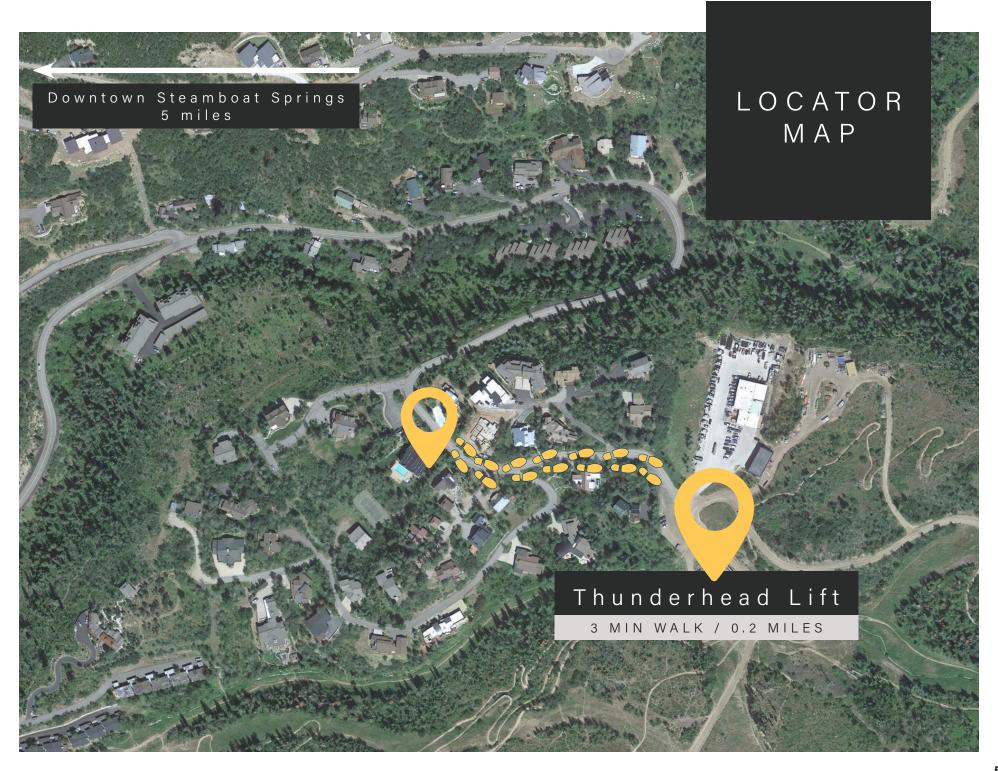
Scan for HOA Documents

SCANDINAVIAN LODGE #302 2024

DATES	NIGHTS	CHARGE	DATES	NIGHTS	CHARGE
12/26/24- 01/01/25	6	\$6,594.06	03/03 - 03/09/2025	6	\$4,285.74
01/01 - 01/06/25	5	\$2,423.83	03/10 - 03/14/25	4	\$1,625.39
01/08 - 01/12/25	4	\$1,455.40	03/14 - 03/18/25	4	\$3,056.98
01/17 - 01/21/25	4	\$1,406.93	03/18 - 03/21/25	3	\$1,226.74
01/22 - 01/26/25	4	\$1,175.44	03/21 - 03/23/25	2	\$857.28
01/26 - 01/30/25	4	\$2,315.44	03/23 - 03/27/25	4	\$1,737.61
01/30 - 02/03/25	4	\$1,641.82	06/06- 06/10/25	4	\$436.68
02/07 - 02/09/25	2	\$995.02	06/12 - 06/15/25	3	\$325.72
02/14 - 02/18/25	4	\$2,671.76	06/21 - 06/29/25	8	\$1,210.30
02/20 - 02/24/25	4	\$3,111.56	2025 YTD TOTAL	86	\$41,550.99
02/28 - 03/03/25	3	\$2,997.29	2024 TOTAL	183	\$55,583















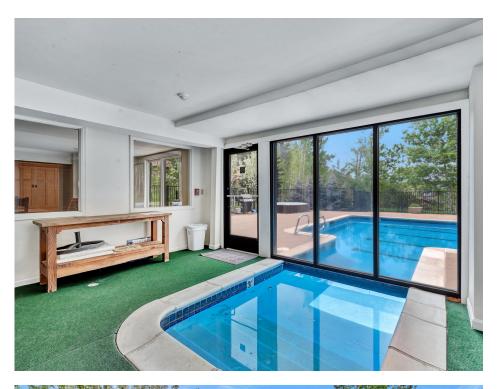


















Josh Kagan

Senior Mortgage Lender/ Branch Manager

NMLS# 279724

970.879.0996 970.846.5319

jkagan@groupmortgagellc.com

www.JoshKaganTeam.com





A Condotel is a property in which owners own 100% of their unit and allows for nightly rentals, generally managed like a hotel. These properties aren't eligible under Fannie Mae/Freddie Mac guidelines and have been historically challenging to finance. Our team has experience navigating condotel financing with options that meet the needs of today's buyers.

CONDOTEL FEATURES

A condotel may have one or more of the following features

- Resort-style amenities
- Front desk concierge and staff
- Housekeeping and other services included
- Owners can rent out units for short-term stays

PROPERTY HIGHLIGHTS

- Eligible Occupancy: Primary residences, second homes, and investment properties
- Location: Must be in a resort destination or metro area
- Daily Rentals: Typically allowed and managed by on-site staff
- Timeshare Alternative: Condotels offer full ownership with more flexibility

FINANCING HIGHLIGHTS

- Loan amounts up to \$3.5M
- Fixed-rate options available
- Down payments as low as 20%
- DSCR programs based on rental income, not personal income*
- Alternative income documentation allowed, including bank statements, asset utilization, and P&L**











Ashley Walcher, CNE
REALTOR®
303.668.4689
ashleywalcher.com

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