



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

PROUDLY PRESENTED BY:  
ASHLEY WALCHER





*Skip the long morning gondola lines and enjoy quick walk-to-ski access from this charming top floor Scandinavian Lodge condo, just a three-minute walk to the mid-mountain Thunderhead chair lift.*

**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.





## FEATURES



1,004 Sq Ft



In-home Laundry



Rental Income w/Potential Growth



Hiking & Biking Trails



2 Bedrooms



Gas Fireplace



Heated Year Round Pool



Walking Distance to Chairlift



2 Bathrooms



Fully Furnished



Ski Locker for Storage



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	<b>2025 YTD TOTAL</b>	<b>86</b>	<b>\$41,550.99</b>
02/28 - 03/03/25	3	\$2,997.29	<b>2024 TOTAL</b>	<b>183</b>	<b>\$55,583</b>







Downtown Steamboat Springs  
5 miles

# LOCATOR MAP

Thunderhead Lift

3 MIN WALK / 0.2 MILES





















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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\*\*



Group Mortgage, LLC | 2803 E. Harmony Road | Fort Collins, CO 80528 | Company NMLS 1170166

\*DSCR - Debt service coverage ratio. Available for investment properties only. \*\*P&L - Profit & loss statement. Additional requirements and restrictions apply; see loan officer for details. Information as of 5/14/2025. 250009\_FL









information deemed reliable, but not guaranteed.



# TheGroup

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