

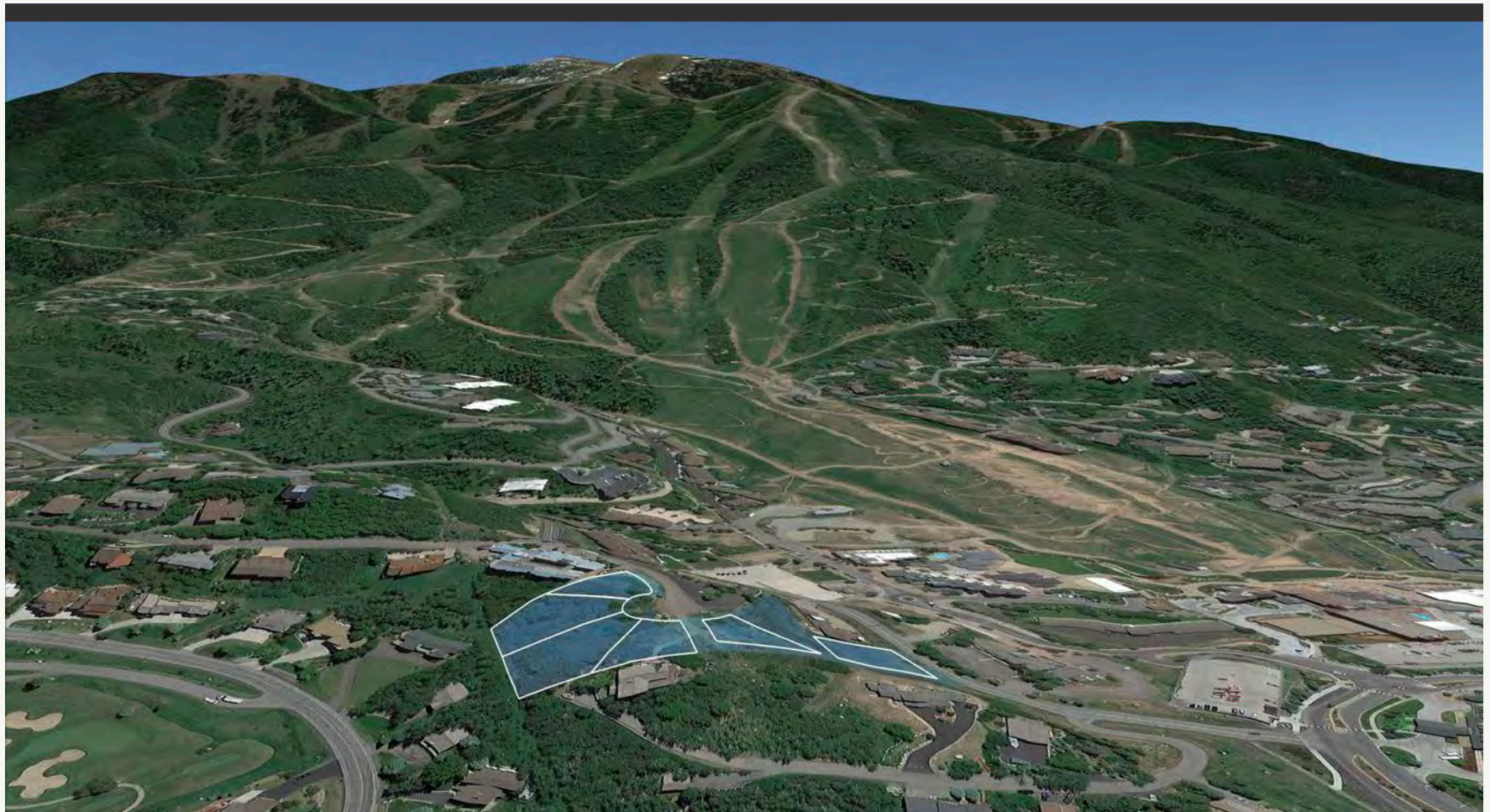
RIVER QUEEN LN
& BURGESS CREEK RD
STEAMBOAT SPRINGS
colorado



Eagle's Vista

Steamboat

Sotheby's
INTERNATIONAL REALTY



EAGLE'S
VISTA



EAGLE'S
VISTA



New Six Lot Subdivision

Build your dream home on one of the last premium homesites within steps of the Ski Area and soaring views of Sleeping Giant, the Flat Tops Wilderness area, the Ski Area and everything in between. Four single family homesites and two duplex homesites available.



4 SINGLE FAMILY HOMESITES

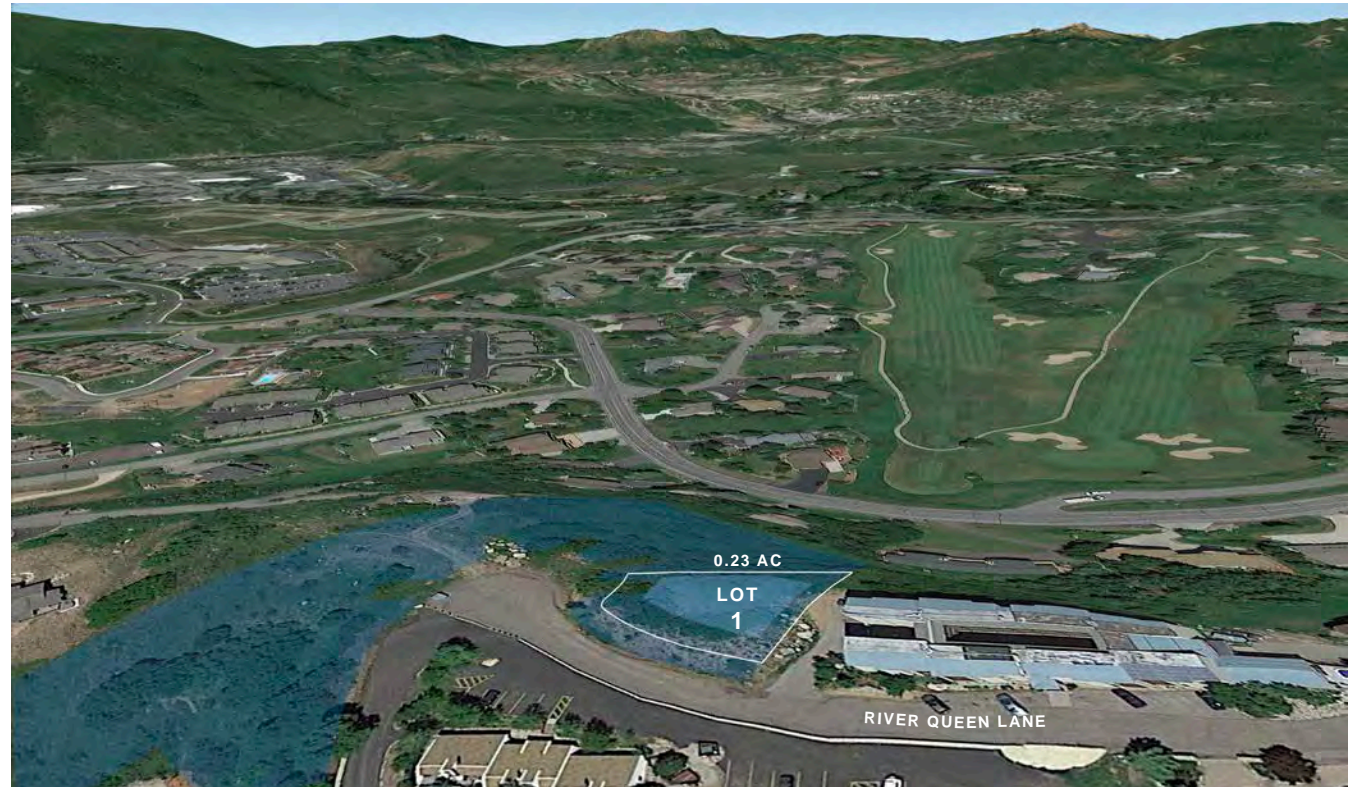
2 DUPLEX HOMESITES

**Plat has been recorded. All utilities are to the lot line. Corners and building envelopes are marked. HOA fees are TBD.*

Lot 1	TBD River Queen Lane	Single Family Homesite	0.23 ac	#6804488	\$495,000
Lot 2	TBD River Queen Lane	Duplex Homesite	0.38 ac	#9740084	\$635,000
Lot 3	TBD River Queen Lane	Duplex Homesite	0.47 ac	#5795240	\$650,000
Lot 4	TBD River Queen Lane	Single Family Homesite	0.23 ac	#7609287	\$545,000
Lot 5	TBD River Queen Lane	Single Family Homesite	0.22 ac	#6460983	\$559,000
Lot 6	TBD Burgess Creek Road	Single Family Homesite	0.31 ac	#7594271	SOLD

LOT 1 TBD RIVER QUEEN LANE

At the end of River Queen Ln in a private cul-de-sac, this homesite offers 270 degree views and is perfectly positioned for your great room to have direct views of Sleeping Giant, Emerald Mountain, as well as overlooking Rollingstone Golf Course and downtown. From the other side of your future dream home, you can capture the ski conditions on the slopes.



SINGLE FAMILY HOMESITE

0.23 ACRES

\$495,000 #6804488

LOT 2 TBD RIVER QUEEN LANE

This duplex homesite is just the right size to maximize your investment potential with an opportunity to build a multi-family dwelling in a prime location at the end of River Queen Ln within minutes of the Steamboat Ski Area, Central Park Plaza for your grocery needs and shopping and dining in downtown Steamboat Springs. Imagine walking onto your deck for a morning cup of joe with direct views of Emerald Mountain and Sleeping Giant overlooking Rollingstone Golf Course and downtown. Looking from the south side of the lot, you have views of the Steamboat Ski Area where you can configure your layout to best take advantage of this coveted perspective.

DUPLEX HOMESITE

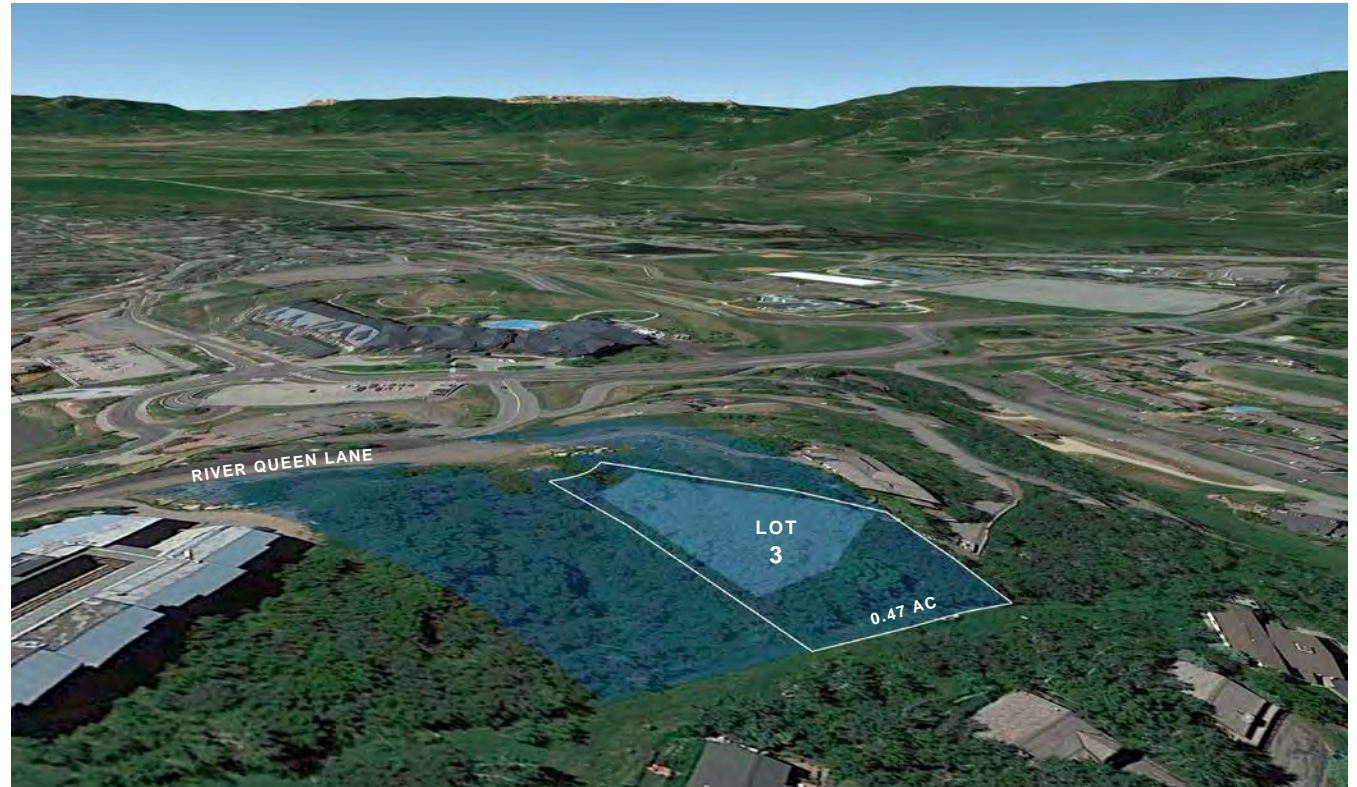
0.38 ACRES

\$635,000 #9740084



LOT 3 TBD RIVER QUEEN LANE

One of two duplex homesites offered in Eagle's Vista, this is the largest of all of the homesite lots and provides opportunity to build a multi-family dwelling with 270 degree views. If you prefer to have views of Emerald Mountain, the Flat Tops Wilderness area, Sleeping Giant or the Steamboat Ski Area, you have your pick of vantage points to capitalize on in the design of your new home.



DUPLEX HOMESITE

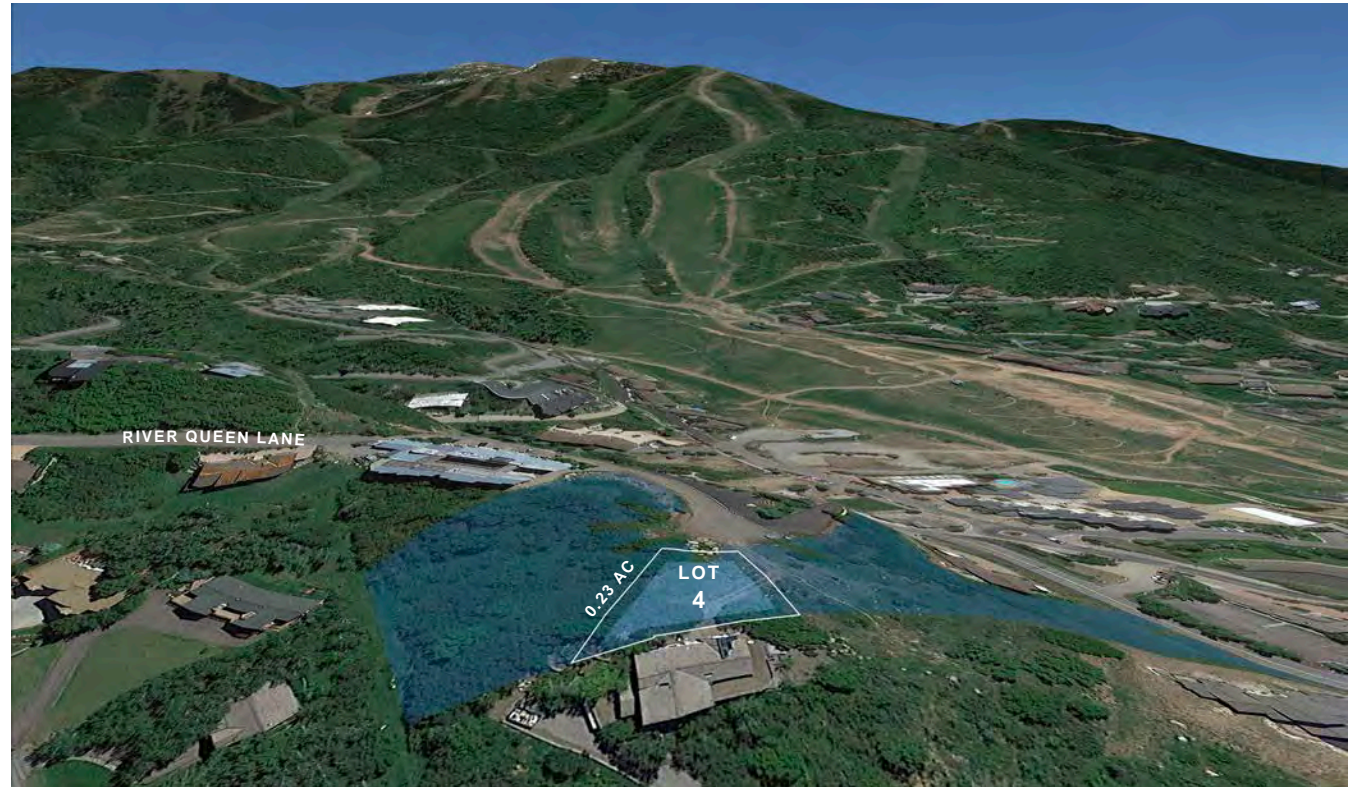
0.47 ACRES

\$650,000 #5795240



LOT 4 TBD RIVER QUEEN LANE

Nestled at the very end of River Queen Ln in a private cul-de-sac, this homesite provides views to the Steamboat Ski Area, Flat Tops Wilderness Area, Emerald Mountain and even Sleeping Giant in the periphery. Envision your dining room while hosting family and friends for the holiday with spectacular views of the valley floor below. This lot is situated with a relatively flat building envelop perched high to take full advantage of the views.



SINGLE FAMILY HOMESITE

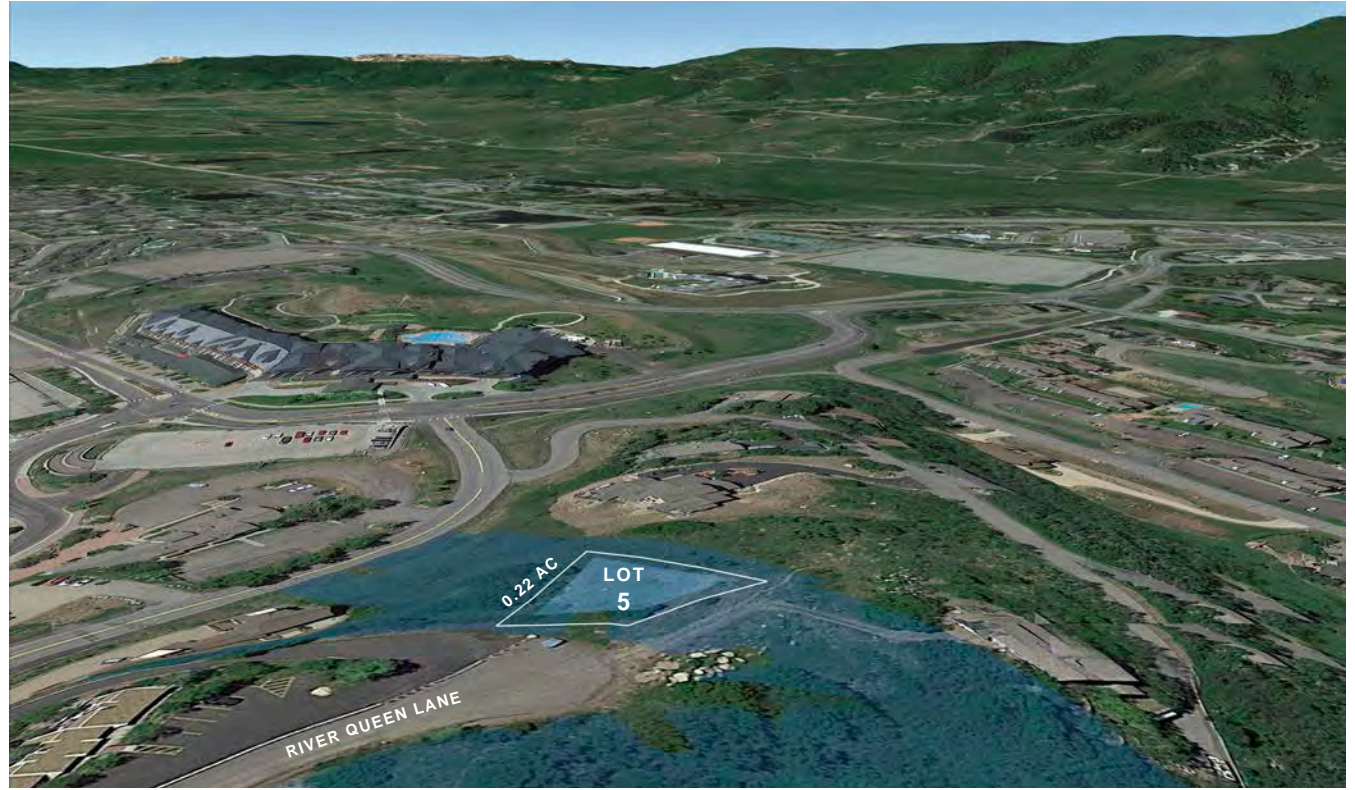
0.23 ACRES

\$545,000 #7609287



LOT 5 TBD RIVER QUEEN LANE

Imagine building the home that you have been dreaming of on one of the last premium lots near the Steamboat Ski Area with stunning views of the Flat Tops Wilderness area, Emerald Mountain and the ski area. Adjacent to the open space, this homesite has a little elbow room for a sense of space and privacy. The location of this homesite provides you one of the best opportunities to easily capitalize on the 270 degree views with a dominant view of the ski area. Your layout and design will easily accommodate views in many areas of your future home.



SINGLE FAMILY HOMESITE

0.22 ACRES

\$559,000 #6460983



LOT 6 – SOLD TBD BURGESS CREEK RD

Build your dream home within steps of the Steamboat Ski Area. The largest of the single family homesites in Eagle's Vista, your lot size would provide plenty of space for a yard or diversified landscaping for added architectural appeal. This is the only homesite accessed off of Burgess Creek Rd. This lot provides the most direct views of the Steamboat Ski Area and the best opportunity to design your home to take full advantage of this. Your future home could be located on one of the last buildable lots available on Burgess Creek Road.



SINGLE FAMILY HOMESITE

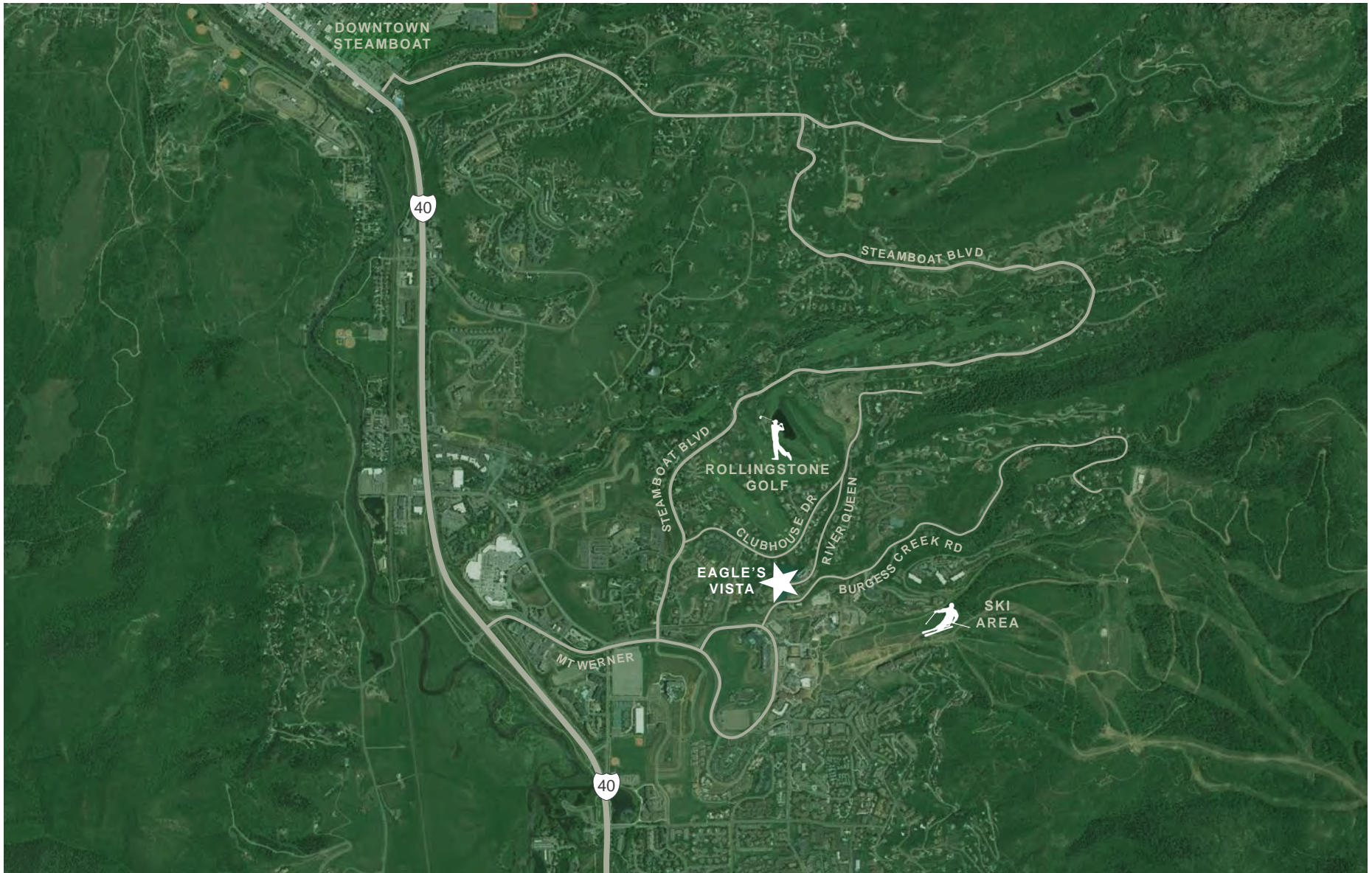
0.31 ACRES

SOLD #7594271



EAGLE'S VISTA
NEW SIX LOT SUBDIVISION

LOCATION



STEAMBOAT SPRINGS, CO

Steamboat Springs, also known as Ski Town USA®, is part of the Yampa Valley and is a 3-hour drive from Denver. From skiing and fly fishing, to camping, hiking, rodeos and golf, Steamboat Springs is a destination for year round activities. Steamboat is best known for its epic skiing, with an average of over 330" of Champagne Powder® each winter. Besides skiing, Steamboat is also known for its other vibrant seasons, its gourmet restaurants, fashionable shopping, arts and culture, and its western heritage. With a population of about 12,000, the American West is alive and well in Steamboat Springs with its strong economic base grounded in agriculture and tourism. The town offers 4 golf courses, endless hiking, biking and riding terrain, and the beautiful Yampa River flowing through town. Steamboat is a unique mountain town with a true sense of community, a family friendly place enriched by a diverse economy and rooted in its western heritage.



EAGLE'S VISTA
NEW SIX LOT SUBDIVISION

PHOTOS

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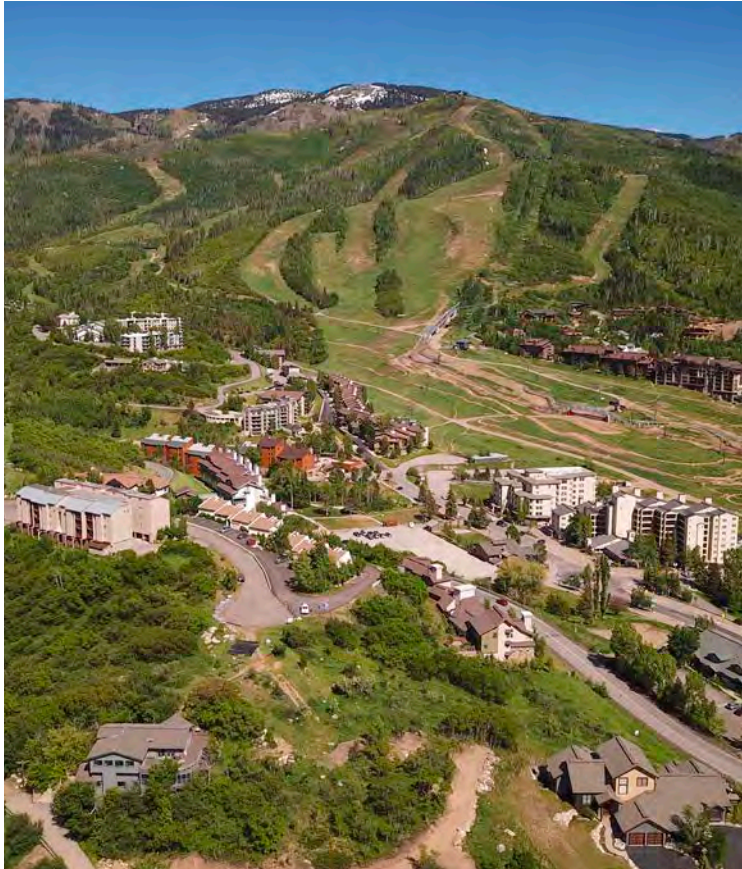
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RIVER QUEEN LN & BURGESS CREEK RD
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