



410 RIVER ROAD

There are some properties that simply can't be replicated. Located steps from the heart of downtown Steamboat on the banks of the Yampa River and blending modern and natural styles, beautiful landscaping, newer construction, and thoughtful design, 410 River Road is one of those special properties.

Recently built and meticulously maintained, the home combines a functional layout with both modern and natural elements that bring in the beauty of the riverfront setting into every room. Polished concrete floors, high ceilings, and floor to ceiling windows pull the river panorama into the open kitchen, living, and dining spaces. A main floor bedroom and full bath keep your loved ones close and comfortable. Climb the custom steel and wood staircase to the upper level featuring premium Canadian Ash hardwood floors. The highlight here is the beautiful primary suite. Waking up looking over the river and up to Steamboat Resort might make you forget you are in fact still inside an almost brand new home.

Upstairs you will also find a guest suite, home office or flex space, functional laundry/utility room, and a covered deck with the best views of Steamboat Resort. An oversized garage with covered concrete apron has the space for your vehicles and the toys needed for your Steamboat adventures. Adding extra space for your friends and family or potential rental income, Nana's Cottage is a detached and fully appointed apartment set up for full time living. But, when the weather's nice in the Boat you'll want to spend your time outside.

The riverfront decks, outdoor kitchen, fire pit, and beautiful landscaping underneath the cottonwood, aspen, pine, and crabapple trees create the perfect setting to relax or entertain on a beautiful day. Walk to downtown restaurants or free summer concerts, bike or hike, nordic or alpine ski on Emerald mountain, and fish or paddle right from your door. Unreplicated - 410 River Road is ready for its next owner to create life-long Steamboat memories.



The Home

- 3 Bedrooms + office
- 3 Bathrooms
- 2735 Square Feet
- New home completed in 2023
- Modern design blended with natural and mountain elements
- Views from every room – Yampa River, Steamboat Resort, Emerald Mountain, Downtown Steamboat, and Hitchens Island
- Radiant heat throughout
- Oversized heated 2-car garage with storage, new concrete apron, and covered parking area
- Metal roof

The Property

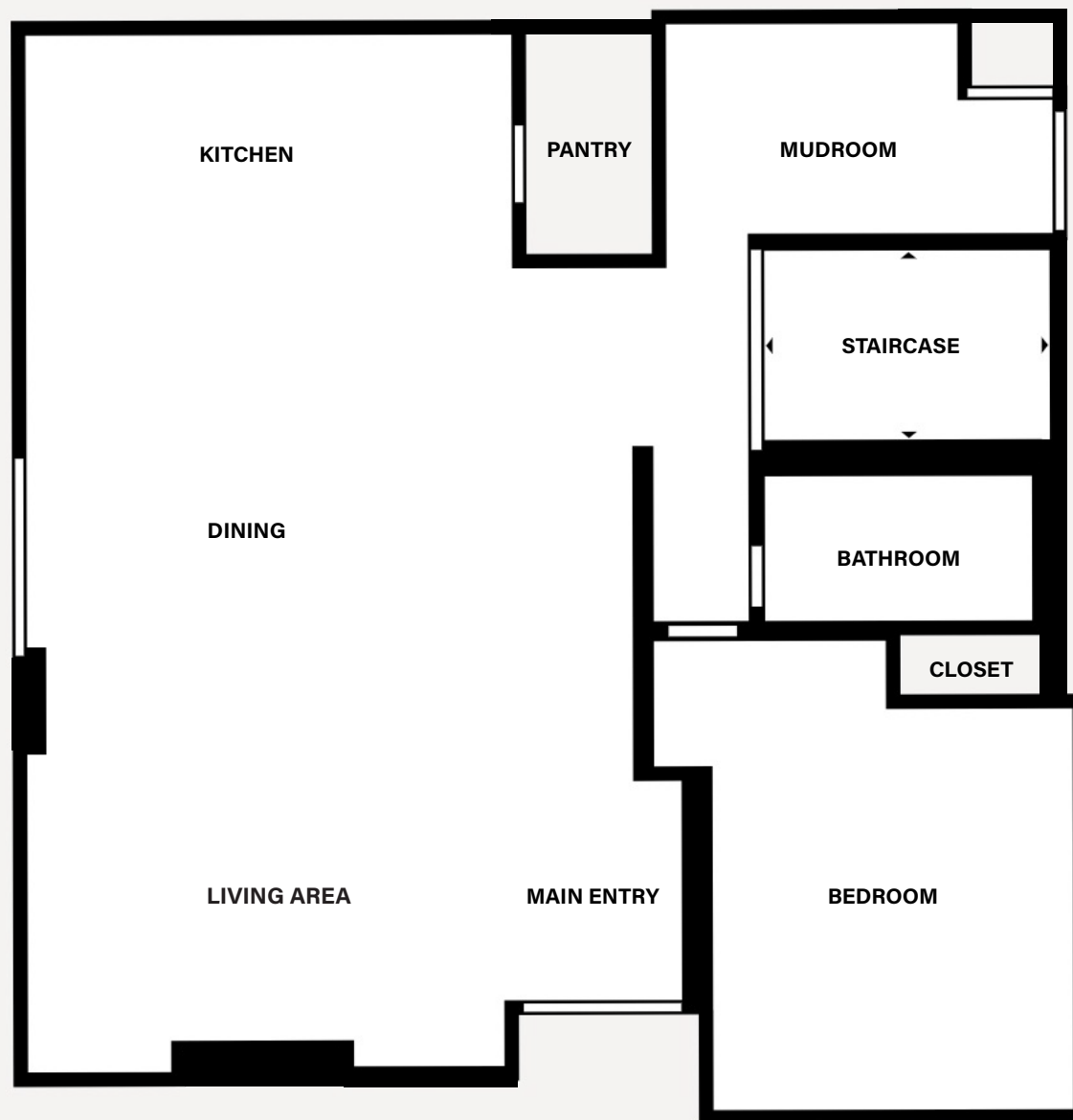
- Meticulously maintained landscaping
- Rock steps leading to Yampa River
- Rock lined bank for erosion prevention
- Mature cottonwoods, aspen, pine, and crabapple trees in a private setting
- Privacy fencing
- Firepit for enjoying evenings with friends and family



Main Floor

- Polished concrete floors, large windows, open spaces
- Expansive kitchen, dining, and living area that walks out to riverfront deck
- Open kitchen featuring island with breakfast bar, granite countertops, stainless
- Thermador appliances including 6-burner stove top and wine cooler
- Walk-in Pantry
- Dining area with room for the whole family
- Living area with gas fireplace and views of the property and Yampa River
- Main entry with custom metal door with windows
- Full bathroom with walk-in shower
- Spacious main-floor bedroom
- Spacious mud room
- Custom steel stair case with wood block steps, metal railing, and modern chandelier





 **Matterport Property Report:**

410 River Road

Sizes and dimensions are approximate, actual may vary

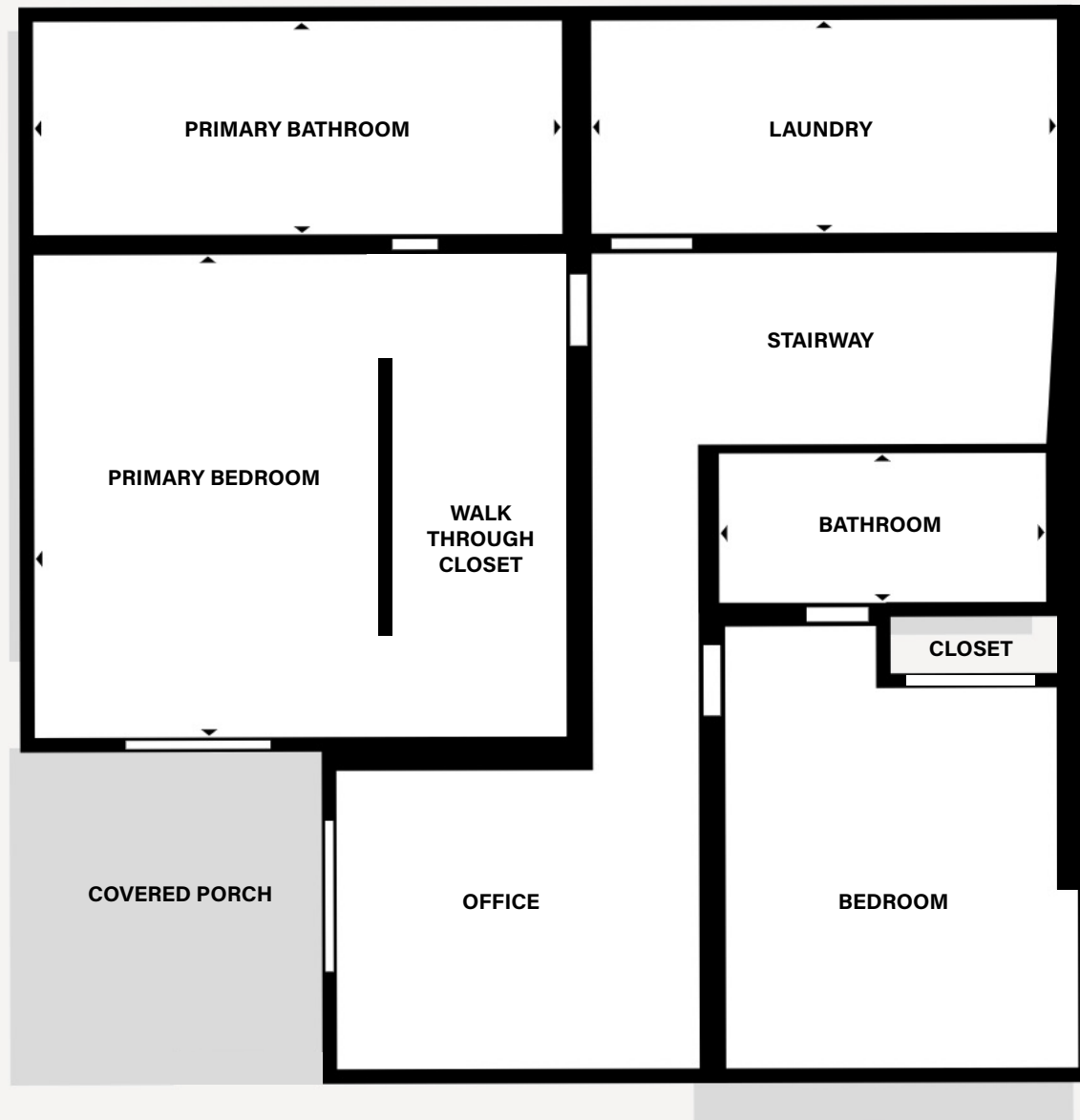
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Upper Floor

- Canadian Ash hardwoods throughout
- Primary bedroom looks over the river with amazing views, vaulted ceiling, spacious walk-through closet, and access to covered porch
- En-suite 5-piece bath features floating vanity, soaking tub, oversized walk-in shower, and views of the river
- Large laundry and utility room with full sink, built in cabinets, and counter space
- Guest bedroom with views of the property and Emerald Mountain
- Full guest bathroom with walk-in shower and floating vanity
- Office space with views and access to covered porch
- Covered porch has new trex decking and views of the Yampa River, Hitchens Island, and Steamboat Resort





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Nana's Cottage

- 1 Bedroom and 1 Bathroom
- 641 Square Feet
- Built in 2021
- LVT flooring and radiant heat throughout
- Kitchen, dining, living area, with views of the property and river, stainless appliances, and granite countertops
- Spacious bedroom with closets and washer and dryer
- Full bath with floating vanity and walk-in shower
- Private deck with river views





Matterport Property Report:

412 River Road

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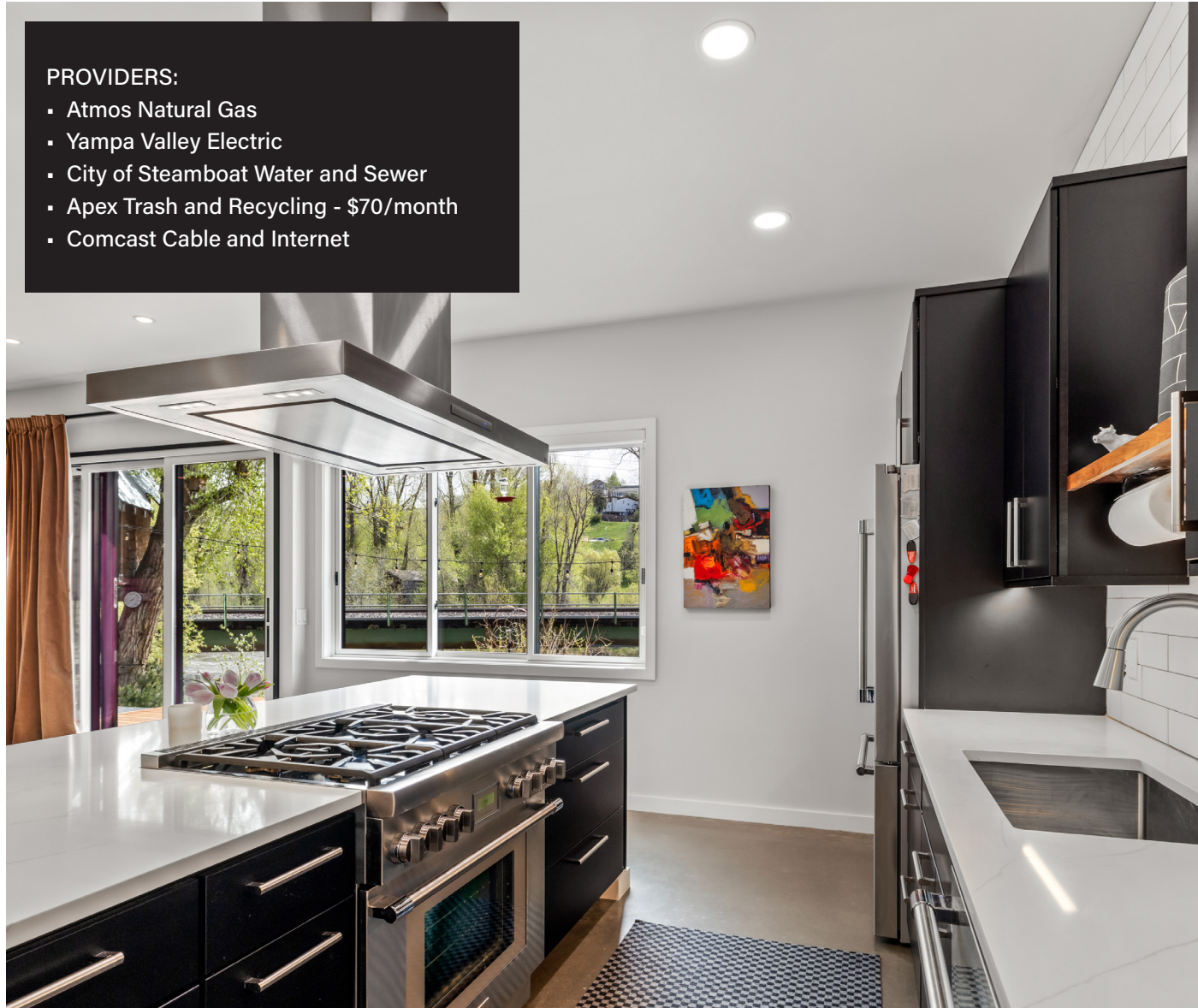
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UTILITIES & SERVICE PROVIDERS

PROVIDERS:

- Atmos Natural Gas
- Yampa Valley Electric
- City of Steamboat Water and Sewer
- Apex Trash and Recycling - \$70/month
- Comcast Cable and Internet



WATER - COMBINED (Average \$193.61)

Apr-25	\$182.59	Jan-25	\$187.78	Oct-24	\$153.16	Jul-24	\$290.60
Mar-25	\$187.78	Dec-24	\$156.76	Sep-24	\$187.36	Jun-24	\$235.96
Feb-25	\$177.40	Nov-24	\$149.56	Aug-24	\$257.56	May-24	\$156.76

GAS - MAIN HOME

May-25	\$217.00	Oct-24	\$64.96
Apr-25	\$75.29	Sep-24	\$59.20
Mar-25	\$255.58	Aug-24	\$61.81
Feb-25	\$260.03	Jul-24	\$58.08
Jan-25	\$213.18	Jun-24	\$88.82
Dec-24	\$167.57		
Nov-24	\$94.45		Average \$134.66

GAS - NANA'S COTTAGE

May-25	\$39.29	Oct-24	\$42.22
Apr-25	\$46.94	Sep-24	\$40.08
Mar-25	\$44.33	Aug-24	\$46.90
Feb-25	\$46.52	Jul-24	\$43.62
Jan-25	\$46.90	Jun-24	\$44.77
Dec-24	\$37.29		
Nov-24	\$37.93		Average \$43.07

ELECTRIC - MAIN HOME

Apr-25	\$152.48	Sep-24	\$90.70
Mar-25	\$208.86	Aug-24	\$99.75
Feb-25	\$162.17	Jul-24	\$91.69
Jan-25	\$252.44	Jun-24	\$89.93
Dec-24	\$237.94	May-24	\$139.64
Nov-24	\$127.19		
Oct-24	\$102.01		Average \$146.23

ELECTRIC - NANA'S COTTAGE

Apr-25	\$181.70	Sep-24	\$94.87
Mar-25	\$216.11	Aug-24	\$109.80
Feb-25	\$267.08	Jul-24	\$119.58
Jan-25	\$229.00	Jun-24	\$108.20
Dec-24	\$223.10	May-24	\$98.54
Nov-24	\$103.30		
Oct-24	\$96.33		Average \$153.97



LOCATION

Historic Brooklyn neighborhood steps from the heart of downtown Steamboat Springs and amazing adventures

