

2308 Ski Trail Lane #211



Find out more at chateau211b.com/mls





Few properties in Steamboat offer the ability to ski, snowboard, bike, or hike directly from your residence at any time of year. Chateau Chamonix #211B combines this ability with luxurious finishes, fantastic amenities, and great rental income into one of the premier ownership opportunities at Steamboat Resort. At Chateau Chamonix there's no need to check the powder cam when you wake up in the morning - just look out the floor to ceiling windows in your spacious living room to see exactly what fell overnight.

If its a powder day step right out onto your private porch overlooking the slopes, pull your skis out of your ski storage, and ski down to the Steamboat or Wild Blue Gondolas to head up for an awesome day in the snow. When you get tired just ski right back to your door and head inside to whip up those apres you deserve after an awesome day.

In the summer you can hike on the extensive trails, bike the bike park, let your dog out, or walk down to the base area directly from here as well. You will find the likely little time you spend in the condo to be incredibly comfortable, with recent updates including LVT flooring, quartz countertops, new bathrooms, appliances, backsplash, wet bar, stone accent wall, fireplace, lighting, and more. Two bedrooms - one with an ensuite bath and private patio - plenty of storage, and spacious living and dining area provide plenty of room for family, friends, and all your toys. If you need a more relaxing day off the slopes you can enjoy the great amenities that Chateau Chamonix offers including pool, hot tubs, sauna, fitness center, on-call shuttle, ski-valet, boot driers, fire pit, front desk, and more.

Not in Steamboat one week? Then take advantage of Steamboat's position as one of the top ski resorts in the country by generating income with short term rentals. Offered furnished and turn key, Chateau Chamonix #211B is your ticket to the heart of the action at Steamboat Resort!



Features

- 2 Bed, 2 Bath, 1284 Total SF
- Direct ski, hike, bike access to Steamboat Resort
- Beautiful remodel throughout
- Spacious and open kitchen, dining, and living area
- Floor to ceiling windows with gondola and ski slope views
- Private covered porch overlooking the slopes
- Primary suite with private covered patio
- Private primary bathroom with dual vanities and custom walk-in shower
- Plenty of storage including - 2 ski lockers and large owners closet
- Spacious mud room
- Kitchen breakfast bar
- Double kitchen sink
- Stainless appliances
- Plenty of cabinet space
- Pantry closet
- Wet bar
- Gas fireplace
- Custom stone accent wall
- Baseboard heat
- Washer/dryer in unit
- Fully furnished and turn key *artwork excluded*

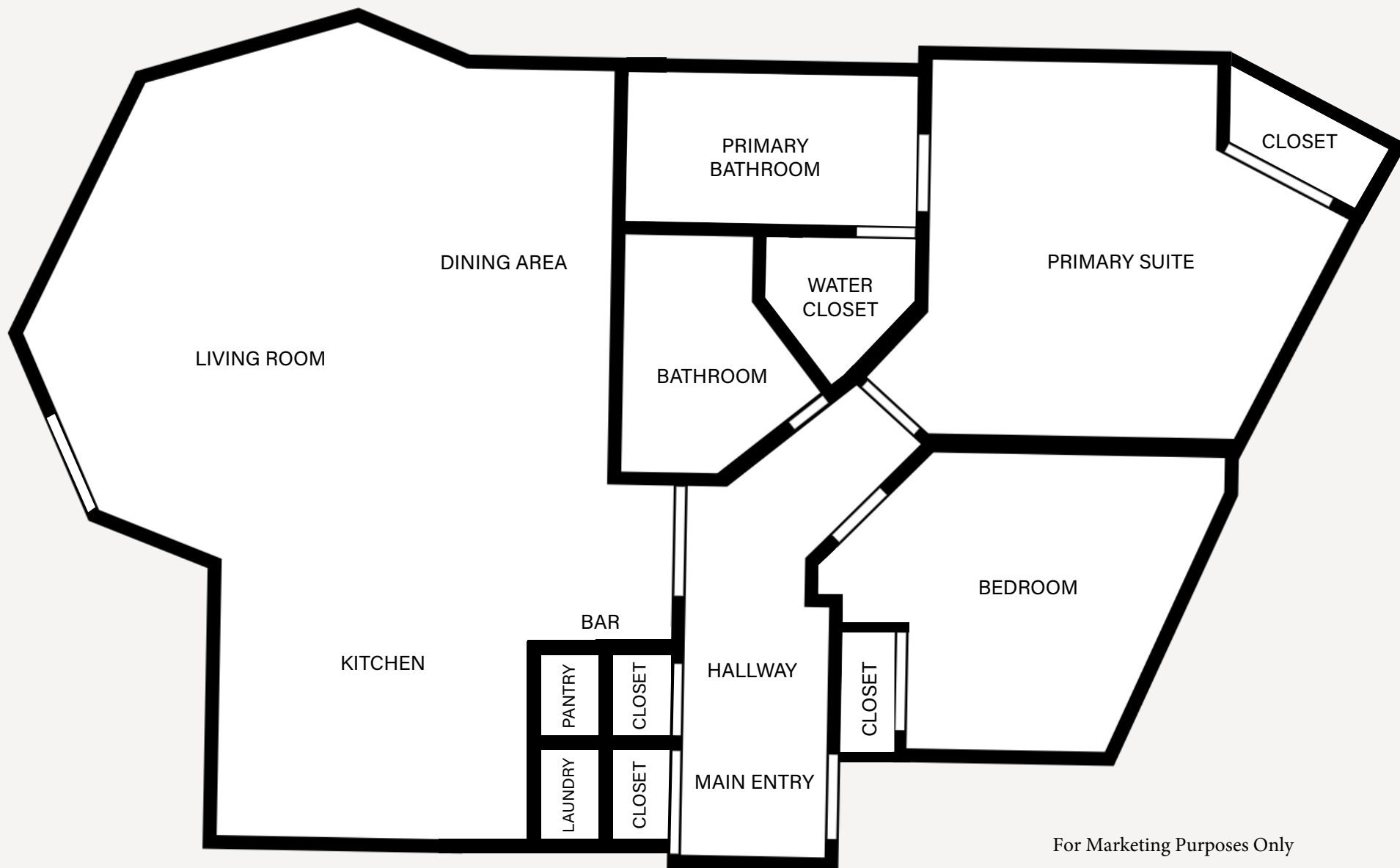


Floor Plan



Scan for 3D Walkthrough Tour





For Marketing Purposes Only

Updates

- Custom stone accent wall in living area
- New gas fireplace
- New custom cabinetry throughout
- Quartz countertops in kitchen and bathrooms
- LVT wood flooring
- New lighting throughout
- Kitchen and bar backsplash
- Bathroom sinks
- Double kitchen sink
- New wet bar area with custom cabinetry, shelving, sink, backsplash and countertops
- Custom walk-in and tub showers
- New stainless steel appliances
- Fresh paint
- New furniture



Rental History & Projections

CHATEAU CHAMONIX
2308 SKI TRAIL LANE #211
2 Bed | 2 Bath | Sleeps 6
Projected Revenue up to \$135,000/year!



Date Range
1/1/2025-6/30/2025
2024
2023
2022

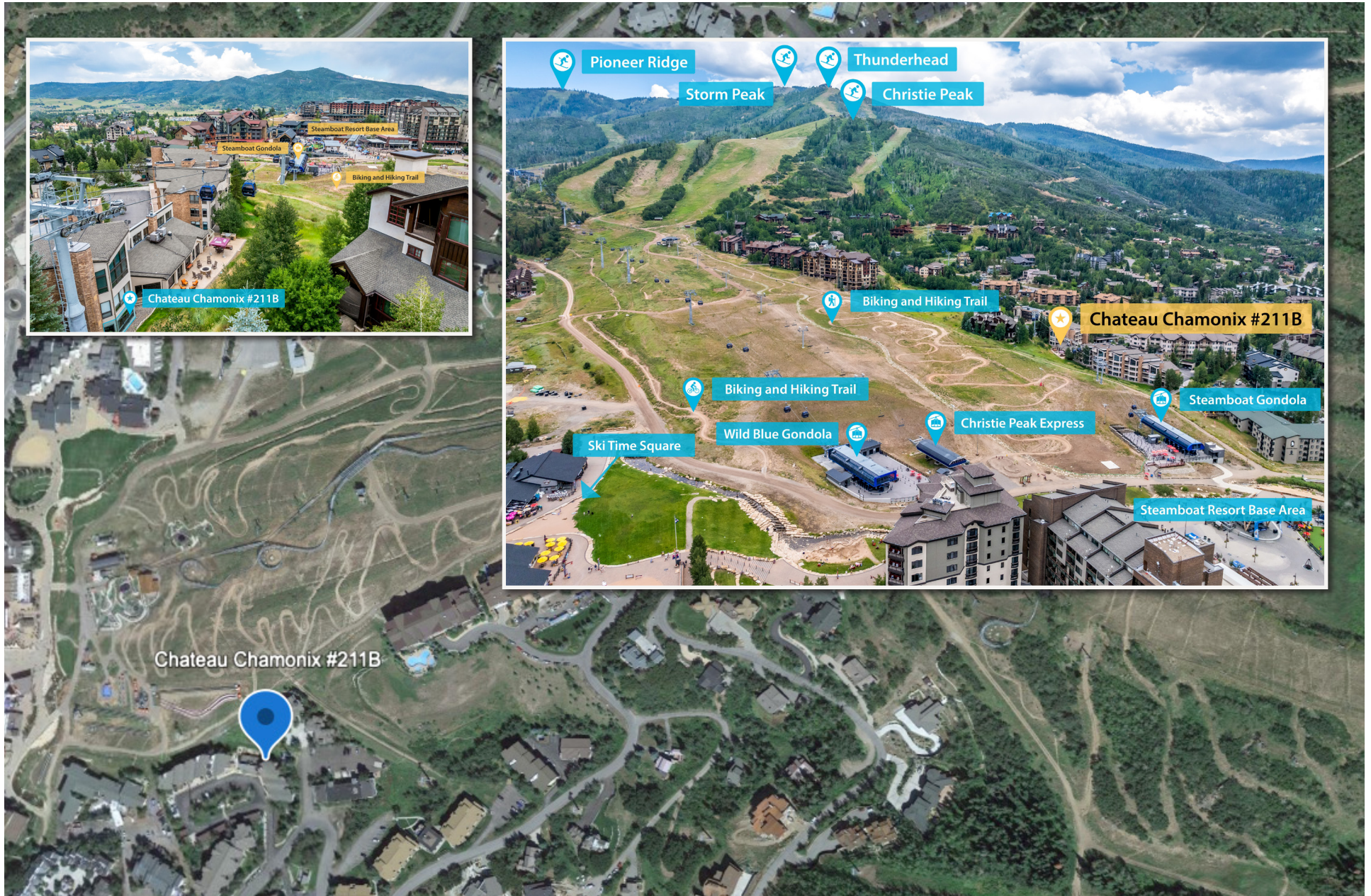
Gross Rental Income
\$52,621
\$79,450
\$68,132
\$93,730

Rental Nights
60
69
68
98

Owner Nights
52
119
109
72

Location

Ski-in Ski-out and in the middle of all the action at Steamboat Resort!



Chateau Chamonix Amenities

- Front desk check in
- Indoor/outdoor heated pool and hot tub
- Outdoor hot tub
- Winter Shuttle Service
- Fitness Center
- Sauna
- Community outdoor fire pit
- Ski Storage Service
- Boot Driers
- Mont Blanc Conference Room with bar and fireplace
- First Come First Served Covered Parking
- Additional Storage
- Elevator
- Housekeeping services *additional fee*
- Rental Management Services *additional fee*



HOA and Ownership



Dues - \$5,538/Quarter

Dues include - all amenities, natural gas, cable tv, WiF/internet, water, sewer, trash, snow plowing, exterior and common area maintenance, common area insurance, on-site management

HOA Contacts - Front Desk: 970-870-7511 | General Manager: Mark Massey - mmassey@resortgroup.com

Scan for HOA Docs
username: realestate
password: realestate







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