



3020 VILLAGE DRIVE #121



Find out more at meadowlark121.com/mls

Finding the right condo in Steamboat often comes down to location, and Meadowlark #121 has it figured out. Just steps from the free bus stop, only a few more to the world class skiing at Steamboat Resort, located on a Yampa Core Trail connected sidewalk, and tucked into the quiet rear of the Meadowlark development, this fully updated and move-in ready condo hits the sweet spot. This condo is private and quiet enough to feel like a retreat when you need it, yet close enough to all the Steamboat action for when you want to be fully entertained.

Inside, the open floor-plan all on one level makes the most of the space. Large windows in the living area and bedrooms fill this condo with natural light and give the home an airy, welcoming feel. The entire condo has been freshly painted and nicely updated throughout, with highlights such as granite countertops, gas fireplace, stainless steel appliances, durable LVT flooring, and floating vanity.

Thoughtful features like an opened-up kitchen, breakfast bar, and spacious dining area make this a great place for hosting. When you're ready to take it outside, the private covered deck surrounded by aspens is the perfect spot for morning coffee, an apres drink, grilling a steak, or just breathing in the Steamboat mountain air on a bluebird day.

The oversized laundry room adds the kind of practical storage and functionality that is hard to come by in condos and townhomes of this size and price. Meadowlark's HOA dues are considerably lower than comparable condo developments in this area, but still cover several utilities, meaning more of your money goes toward the Steamboat lifestyle you came here for.

Walk right out your door and get ready to ski, board, bike, hike, fish, paddle, and soak in the current Steamboat season. Whether you're searching for your Steamboat home base or a smart investment in one of Colorado's most beloved mountain towns, Meadowlark #121 has the location, the updates, and the value to make it happen.



THE CONDO

FEATURES AND AMENITIES

- Short walk or bike access to Steamboat Resort
- Beautiful remodel throughout
- Spacious and open kitchen, dining, and living area
- Light and bright with large windows throughout
- Private covered deck in aspen grove
- Oversized laundry room rare in condos this size
- Kitchen breakfast bar
- Pantry closet
- Stainless appliances
- Plenty of cabinet space
- Gas fireplace
- Baseboard heat
- Washer/dryer in unit
- Mountain View from front door
- Furniture negotiable
- Move-in ready now

RECENT UPDATES

- Gas fireplace
- Kitchen cabinetry and sink
- Granite countertops in kitchen
- LVT wood flooring throughout
- Kitchen and bathroom backsplash
- Updated light fixtures throughout
- Floating vanity in bathroom
- Kitchen opened up and expanded
- Fresh paint
- Stainless steel appliances



FLOORPLANS

Open Kitchen, Dining, Living Area
Private Covered Deck | Full Size Dining Area
2 Bed | 1 Bath | 920 SF (assessor measurement)





 **Matterport Property Report:**

Meadowlark 121

Gross Floor Area - Full Property 1,022 sq. ft. | Floor 1 1,022 sq. ft.

Sizes and dimensions are approximate, actual may vary

Scan for 3D
Walkthrough Tour





LOCATION

Steps from the free bus stop, and just a few more to all the action at Steamboat resort!

MORTGAGE OPTIONS

Financing	CONV	CONV	CONV
Notes	Fixed Rate	Fixed Rate	Fixed Rate
Sales Price	\$625,000	\$625,000	\$625,000
% Down	10.00%	20.00%	25.00%
First Loan	\$562,500	\$500,000	\$468,750
Term	30 Years	30 Years	30 Years
Rate	6.750%	6.750%	6.500%
APR*	6.894%	6.823%	6.573%

CASH TO CLOSE			
Down Payment	\$62,500	\$125,000	\$156,250
Closing Costs	\$4,818	\$4,818	\$4,818
Prepays/Impounds	\$2,382	\$2,208	\$2,074
Total \$ Required	\$69,700	\$132,026	\$163,142

HOUSING EXPENSE			
First Loan P & I	\$3,648	\$3,243	\$2,963
Taxes, Ins & MI	\$227	\$161	\$161
Homeowners Assoc.	\$634	\$634	\$634
Total Monthly Pmt	\$4,509	\$4,038	\$3,758

*APR = Annual Percentage Rate



Group Mortgage, LLC

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Purchase price/appraised value	\$ 625,000	
Down payment/equity	\$ 156,250	468,750.00
Annual Taxes	\$ 1,338	
Annual Insurance	\$ 600	
HOA Monthly-	\$ 633	
	Option 1	
	APR	6.260%
Payment	Rate	6.625%
Principal and interest	\$ 3,001	
Estimated Taxes	\$ 330	
Estimated Insurance	\$ 267	
HOA	\$ 633	
	Total payment	\$ 4,232

All figures are estimates and subject to change at any time.
See below for additional disclosures.



CHRIS MAGNOTTA | BRANCH MANAGER

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HOA DUES, INCLUSIONS, AND OWNER EXPENSES

DUES

\$1900/quarter considerably lower than comparable units in the area like Whistler Village and Shadow Run

DUES INCLUDE

WiF/internet, water, sewer, trash, snow plowing, exterior and common area maintenance, common area insurance

OWNER RESPONSIBILITIES

Electricity and gas (include attached spreadsheet with expenses May 2025-April 2026)

TAXES

2025 Taxes - \$1337.76

HOA CONTACTS

Commercial Property Group, Bryan Ayer, bayer@cpgsteamboat.com 970-879-1402

MONTH	ELECTRIC	GAS
January	\$69.00	\$72.18
February	\$117.00	\$134.31
March	\$117.00	\$119.14
April	\$103.00	\$80.81
May	\$75.00	\$53.30
June	\$86.00	\$40.21
July	\$85.00	\$29.75
August	\$85.00	\$27.11
September	\$79.00	\$23.03
October	\$76.00	\$29.55
November	\$78.00	\$59.26
December	\$100.00	\$71.36
Monthly Average	\$89.17	\$61.67

Note: Bills reflect May 2025 - April 2026



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