



1805 RIVER QUEEN LN. # 302



Find out more at [ridgecrest302.com/mls](https://www.ridgecrest302.com/mls)

The best view in Steamboat, 3 bedrooms with an office/den, updated and turn key, and the ability to do short term rentals, all for under \$1m....thats Ridgecrest # 302.Perched above Rollingstone Golf Club and just north of Steamboat Resort, your day in Steamboat at Ridgecrest # 302usually starts with a cup of coffee on the west facing porch with a sweeping view of the town, the golf course, the Sleeping Giant, and Emerald Mountain. Take in what you see to make your plan for the day. If its a powder day, make the quick drive or walk down to Steamboat Resort to tear up the slopes. Beautiful day in the summer? Saddle up the ebike to head into town and find your favorite nearby hiking or biking trail, fishing hole along the Yampa River, or head over to Rollingstone for a round of 18 along Fish Creek.

Back inside, kick off your boots and light the gas fireplace. This top-floor condo is open, updated, and set up to host well. The spacious kitchen features a breakfast bar, beautiful cabinets and countertops, and opens directly into the dining and living area so nobody has to cook alone. With 3 bedrooms spread across two levels, two with ensuite bathrooms, 3 full baths total, and a den that flexes as an office, bunkroom, or extra living space, there is room for everyone to spread out. The covered parking spot means your car and gear stay dry, and the owner storage closet means you actually have a place to put it all. When the day is not quite done head down to the community hot tub for a relaxing front-row seat to the sunset over Rollingstone and the Sleeping Giant.

Not here full time? Put it to work. Ridgecrest # 302is in the Green Zone, meaning short-term rentals are allowed by right, and this fully furnished condo is already set up for turn-key operations with strong rental projections to back it up. The best view in Steamboat, three bedrooms plus a den, updated and turn-key, STR-eligible, all under \$1M is a rare combo. Ridgecrest # 302is the one.



THE CONDO

FEATURES AND AMENITIES

- Top-floor unit with the best view in Steamboat
- Sweeping west-facing views of Rollingstone Golf Course, Sleeping Giant, Emerald Mountain, and downtown
- West-facing deck/porch
- Views of Steamboat resort from second level
- Fully furnished and turn-key
- 3 bedrooms across two levels, plus flexible den/office/bunkroom
- Two ensuite bedrooms with private bathrooms
- 3 full bathrooms
- Flexible loft area perfect for den, office, or bunk room
- Open kitchen, dining, and living area
- Kitchen breakfast bar
- Quartz countertops
- Stainless appliances
- Tankless on demand hot water heater
- Gas fireplace
- Updated bathrooms
- High/vaulted ceilings in bedrooms
- LVT flooring throughout
- Combo washer/dryer in unit
- Covered assigned parking (1 car)
- Owner storage closets in carport
- Community hot tub/spa
- Community rec room/clubhouse (newly renovated)
- Short-term rental Green Zone
- Pets allowed (owners only)



FLOORPLANS

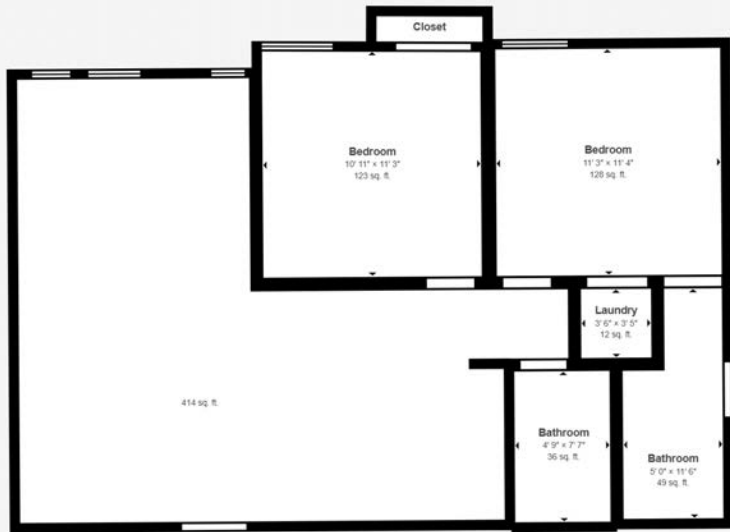
3 Bed + Den | 3 Bath | 1,267 SF on Two Levels | Open Kitchen, Dining, Living Area
Two Ensuite Bedrooms | West-Facing Deck



Floor 1



Floor 2



Matterport Property Report:
Ridgecrest 302
 Gross Floor Area - Full Property 1,433 sq. ft. | Floor 1 915 sq. ft.
Sizes and dimensions are approximate, actual may vary

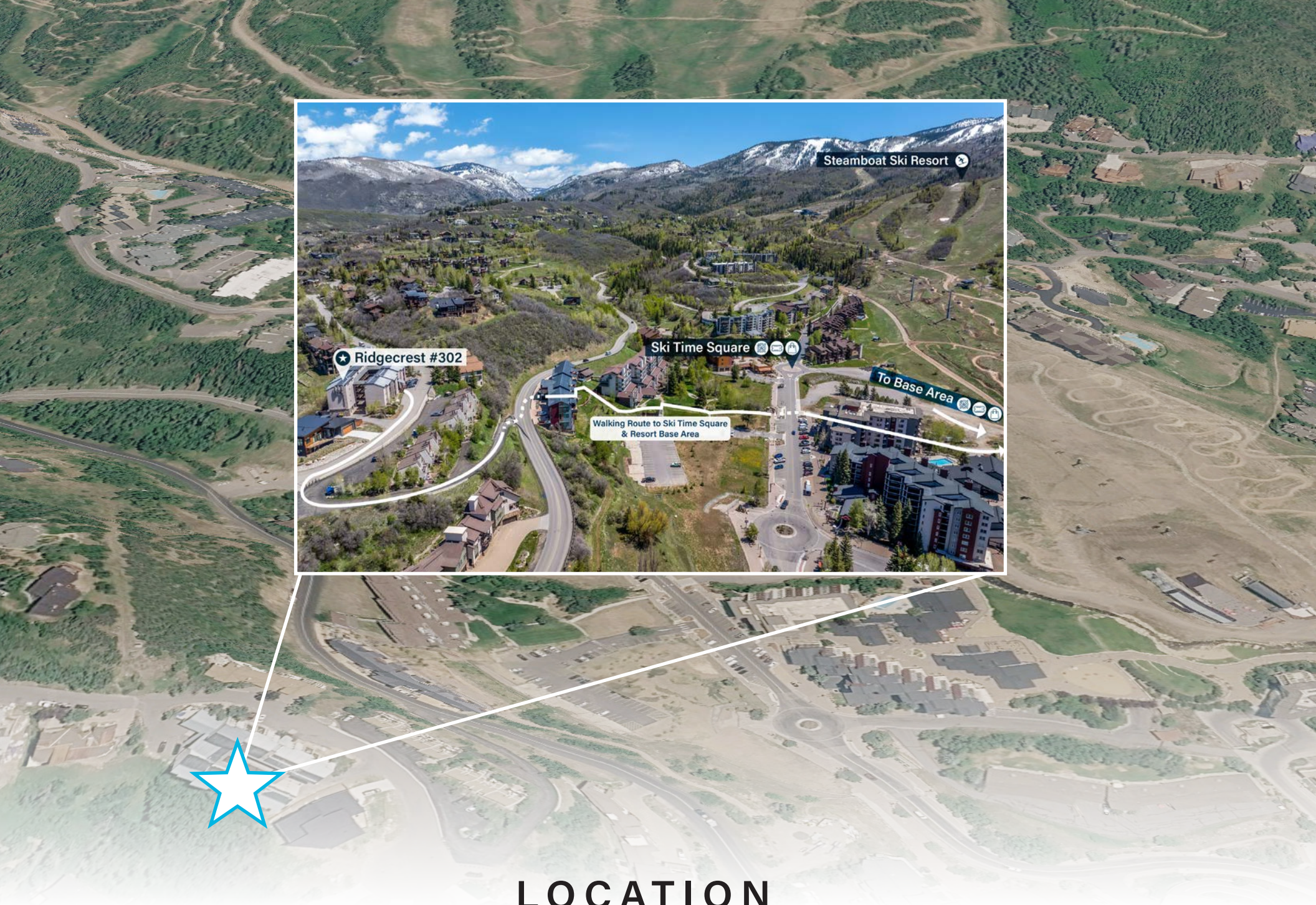
Visit 3D space on
 Matterport



Matterport Property Report:
Ridgecrest 302
 Gross Floor Area - Full Property 1,433 sq. ft. | Floor 2 518 sq. ft.
Sizes and dimensions are approximate, actual may vary

Visit 3D space on
 Matterport





LOCATION

Perched above Rollingsstone Golf Club, just below the slopes of Steamboat Resort, and overlooking all that Steamboat has to offer

RENTAL PROJECTIONS

Ready for turn-key operations now with great rental potential

\$50K — **\$57.5K** — \$65K
Low Average High

(\$4,792/mo)

Maximizing Your Home's Potential



Availability

Allowing rentals during major holidays and key peak season dates



Pricing

Competitive pricing ensures higher interest



Upgrades

Add A/C stand-alone units or mini-splits



VACATION RENTAL CO



Meredith Rumsey



Meredith@vacationrentalco.com



970.846.5764

GREEN ZONE STR DESIGNATION

- Ridgcrest # 302 is located in Steamboat's Short-Term Rental Zone A (Green Zone)
- Short-term rentals are permitted by right
- Condo is fully furnished and set up for turn-key STR operations with great revenue projections

PRO-FORMA PROJECTION

- Projected annual STR revenue: \$57,500/year
- *Insert Vacation Rental Co pro-forma

STR MANAGEMENT OPTIONS

- Vacation Rental Co - www.vacationrentalco.com
- Steamboat Lodging Company - www.steamboatlodgingcompany.com

All figures are projections and not guaranteed | Buyer to verify current STR regulations with City of Steamboat Springs | Condo was last rented long term for \$4100/month on a year lease.

MORTGAGE OPTIONS

Loans at \$999,000 purchase price

Financing Notes	CONV Fixed Rate	CONV Fixed Rate	CONV Fixed Rate
Sales Price	\$999,000	\$999,000	\$999,000
% Down	25.00%	20.00%	30.00%
First Loan	\$749,250	\$799,200	\$699,300
Term	30 Years	30 Years	30 Years
Rate	6.500%	6.750%	6.500%
APR*	6.556%	6.806%	6.558%

CASH TO CLOSE			
Down Payment	\$249,750	\$199,800	\$299,700
Closing Costs	\$4,821	\$4,821	\$4,821
Prepays/Impounds	\$3,023	\$3,238	\$2,889
Total \$ Required	\$257,594	\$207,859	\$307,410

HOUSING EXPENSE			
First Loan P & I	\$4,736	\$5,184	\$4,420
Taxes, Ins & MI	\$261	\$261	\$261
Homeowners Assoc.	\$1,437	\$1,437	\$1,437
Total Monthly Pmt	\$6,433	\$6,881	\$6,118

*APR = Annual Percentage Rate



Group Mortgage, LLC

75 5th Street Suite F
Steamboat Springs CO 80487

JOSH KAGAN | MORTGAGE BRANCH MANAGER

NMLS# 279724 | 970-879-0996

jkagan@houseloan.com | joshkaganteam.com

Rates effective 05/15/26. This is informational only and should not be relied upon by you. The Group Real Estate, LLC is not a mortgage lender. Contact Group Mortgage, LLC to learn more about your eligibility for its mortgage products. Group Mortgage, LLC | Company NMLS 1170166. Not a commitment to lend. Borrower must meet qualification criteria. Financing is shown for comparison only. Rates and fees are subject to change without notice. Cash reserves may be required for some conventional loans.

Inputs				
Purchase price/appraised Value	\$999,000	-		
Downpayment/equity	\$249,750	749,250		
Annual Taxes	\$2,538			
Annual Insurance	\$800			
HOA Monthly	\$1,437			
			Likely Future refi options	
APR	6.770%	6.693%	6.616%	
Payment	6.750%	6.625%	6.500%	4.375%
Principal and Interest	\$4,860	\$4,798	\$4,738	\$3,741
Estimated Taxes	\$211	\$211	\$211	\$211
Estimated Insurance	\$67	\$67	\$67	\$67
Mortgage Insurance	-	-	-	-
Second Mortgage	-	-	-	-
HOA	\$1,437	\$1,437	\$1,437	\$1,437
Total Payment	\$6,574	\$6,512	\$6,451	\$5,456

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



CHRIS MAGNOTTA | BRANCH MANAGER

NMLS# 294506 | 303-226-4223

magnottateam@elevatehl.com | elevatehl.com

This is a co-marketing piece with The Group. NFM Lending is not affiliated with any real estate companies. You are entitled to shop the best lender/real estate company for you. The real estate agent is not a mortgage lender. Contact NFM Lending directly to learn more about their mortgage programs and your eligibility for such programs. NFM Lending is not affiliated with any real estate companies. You are entitled to shop around for the best lender/real estate company for you. The status of this listed property is subject to change at any time. Please contact us for status or to inquire further. MLO licensing information: CO # 100009135. Elevate Home Loans is a Division of NFM, Inc. dba NFM Lending, NFM NMLS #2893. NFM is an Equal Housing Lender. For NFM, Inc's full agency and state licensing information, please visit www.nfmfinancing.com/licensing. NFM, Inc's NMLS #2893 (www.nmlsconsumeraccess.org). NFM, Inc is not affiliated with, or an agent or division of, a governmental agency or a depository institution. Copyright © 2023.

HOA DUES, INCLUSIONS, AND OWNER EXPENSES

DUES

\$4,310/quarter (\$17,240/year)

DUES INCLUDE

Cable TV, internet/WiFi, water, sewer, trash, recycling, snow removal, building and exterior maintenance, maintenance grounds, master insurance, common area maintenance, hot tub/spa, clubhouse/rec room, coin laundry

OWNER RESPONSIBILITIES

Electricity and gas

TAXES

2025 Taxes: \$2,537.68

HOA CONTACTS

Ridgecrest HOA — Hollie Sutton, Manager
hsutton@steamboatassociations.com | 970-875-2800





Find out more at ridgecrest302.com/mls