

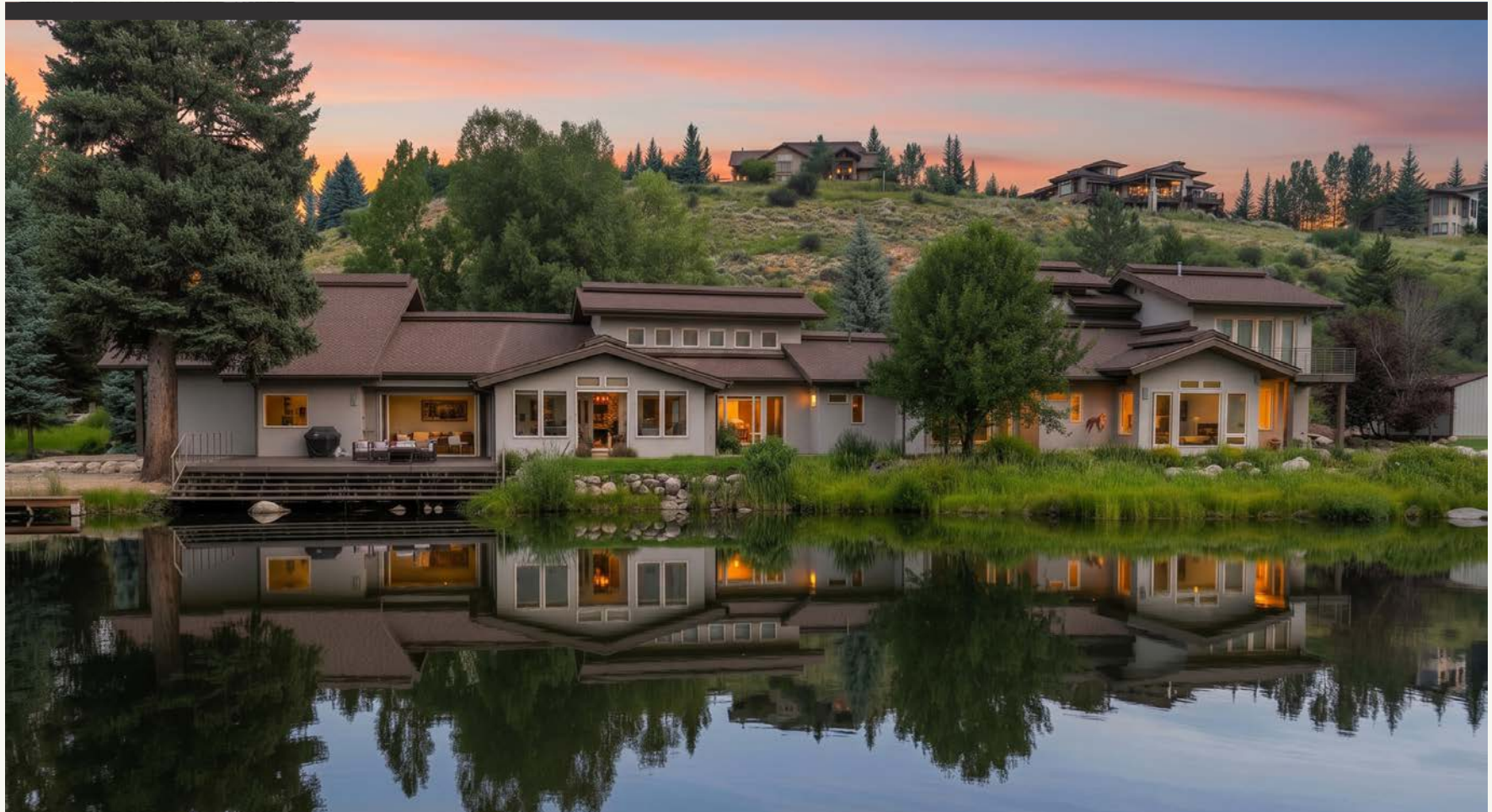
1184
ANGLERS DRIVE
STEAMBOAT SPRINGS
colorado

WATERFRONT RETREAT

HOME IN TOWN

Steamboat

Sotheby's
INTERNATIONAL REALTY



Private Pond, Stream & Water Rights

An exceptionally rare waterfront estate in the heart of Steamboat Springs, this one-of-a-kind property is set along the shores of a large private pond—a setting that could not be recreated under today's building regulations. Enjoy canoeing, paddleboarding, fishing and tranquil water views from your doorstep. The property also includes valuable ditch and reservoir water rights, with shared ownership and seasonal trout stocking of the pond.

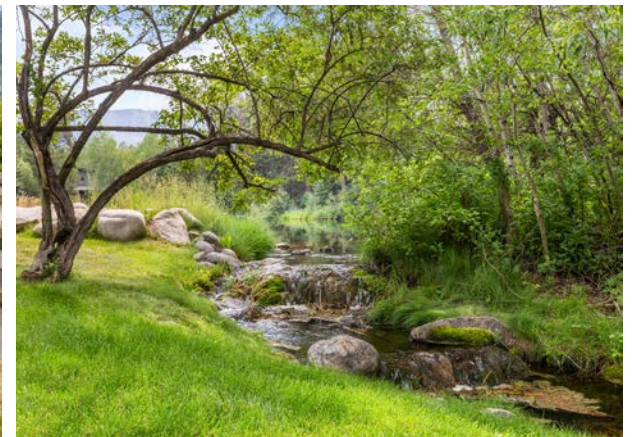
5 BEDROOMS

6 BATHROOMS

5,321 SQ FT

3 CAR GARAGE

2.24 ACRE LOT



EXPLORING THE HOME

Expansive walls of glass frame the pond and surrounding landscape, filling the interiors with natural light while ensuring nearly every room enjoys tranquil water views. Thoughtfully crafted with artistic details and clean architectural lines, the home feels both sophisticated and comfortable, offering generous gathering spaces balanced by intimate retreats.

The residence features 5 spacious ensuite bedrooms designed for both everyday living and entertaining. Four guest suites are conveniently located on the main level.

Wellness and recreation are seamlessly integrated with a swim-in-place pool for year-round fitness and relaxation. 2 attached garages accommodate 3 vehicles, with one bay currently transformed into a sunken trampoline for added family fun.



WATERFRONT
RETREAT HOME
IN TOWN

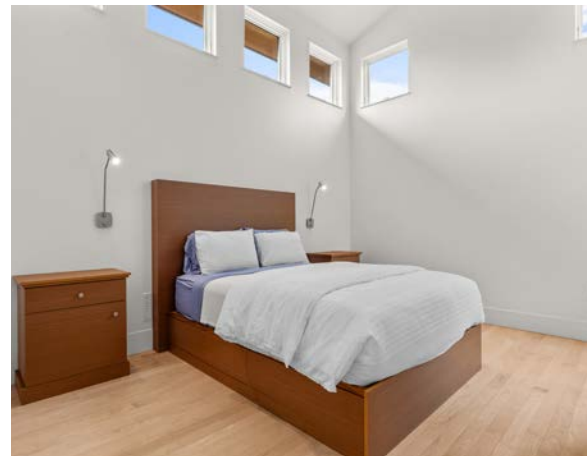


WATERFRONT
RETREAT HOME
IN TOWN



THE CARETAKER

The private upper-level suite includes a kitchenette and a covered deck overlooking the pond—an ideal retreat for extended guests, multi-generational living, or a caretaker.



EXPLORING THE GROUNDS

Set on 2.24 beautifully landscaped acres, the property offers the perfect balance of privacy and convenience. Surrounded by a stocked pond, flowing water, mature trees, and abundant wildlife, it feels like a private nature preserve, yet restaurants, trails, and even Starbucks are just a short walk away.

The grounds feature mature landscaping, vibrant perennial gardens, raised vegetable beds, manicured grapevines, and winding walking paths designed to be enjoyed in every season. Located along the Anglers Pond trail system, the property provides direct access to scenic paths connecting Fish Creek, the Core Trail and the surrounding neighborhood.

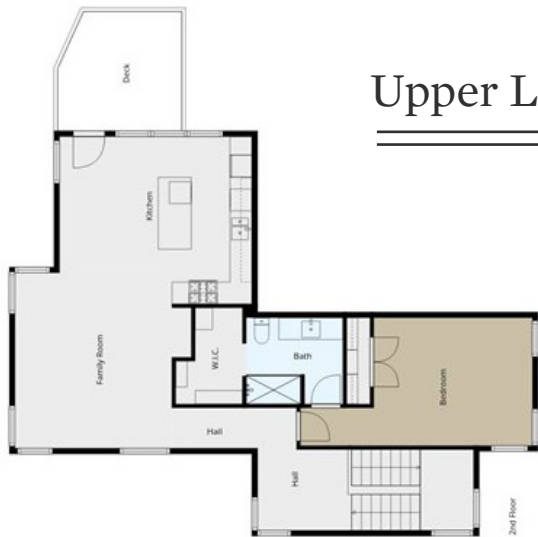


WATERFRONT RETREAT

HOME IN TOWN

FLOORPLANS & SURVEY

Upper Level – Caretaker



Main Level



IMPROVEMENT SURVEY PLAT

LOT 2B, BAER LAKE SUBDIVISION

LOCATED IN THE SE $\frac{1}{4}$ NW $\frac{1}{4}$ OF SECTION 21, TOWNSHIP 6
NORTH, RANGE 84 WEST OF THE 6TH P.M., STEAMBOAT
SPRINGS, ROUTT COUNTY, COLORADO

NOTES:

- 1) IMPROVEMENT SURVEY PLAT OF LOT 2B, BAER LAKE SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED AT CLERK AND RECORDER'S OFFICE, AT FILE NO. 136566, RECEPTION NO. 645049, COUNTY OF ROUTT, STATE OF COLORADO.
- 2) FIELD SURVEYING COMPLETED MARCH 2, 2012. AT TIME OF SURVEY 2.0+ FEET OF SNOW COVERED THE GROUND AND SOME IMPROVEMENTS MAY HAVE BEEN OBSERVED.
- 3) THIS CERTIFICATE DOES NOT CONSTITUTE A TITLE SEARCH BY FOUR POINTS SURVEYING AND ENGINEERING, INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, OR TITLE OF RECORD, FOUR POINTS SURVEYING AND ENGINEERING, INC. RELIED UPON THE FINAL PLAT OF BAER LAKE SUBDIVISION AND HERITAGE TITLE COMPANY TITLE COMMITMENT NO. H0527390 EFFECTIVE DATE, FEBRUARY 12, 2016.
- 4) LEGAL DESCRIPTION PROVIDED BY HERITAGE TITLE COMPANY.
- 5) LOCATES FOR UTILITIES WERE NOT REQUESTED OR OBTAINED BY FOUR POINTS SURVEYING AND ENGINEERING, INC. IN CONJUNCTION WITH THIS SURVEY. UTILITY LOCATES SHOULD BE OBTAINED PRIOR TO PERFORMING ANY WORK IN THE REFERENCED AREA.
- 6) STREET ADDRESS: 1784 ANGLERS DRIVE, STEAMBOAT SPRINGS.
- 7) PROPERTY CORNERS FOUND AND SET AS SHOWN HEREON.

SURVEYOR'S CERTIFICATE

I, WALTER N. MAGILL, BEING A DULY REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY (I) WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, (II) HAS BEEN PREPARED IN COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO AT THE TIME OF THIS SURVEY (II) IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND (IV) CONTAINS ALL OF THE INFORMATION REQUIRED BY C.R.S. 38-51-102 (9) AND C.R.S. 38-51-103, 38-51-104 38-51-105 AND 38-51-106.

WALTER N. MAGILL, REGISTERED LAND SURVEYOR, PLS 38024
STATE OF COLORADO

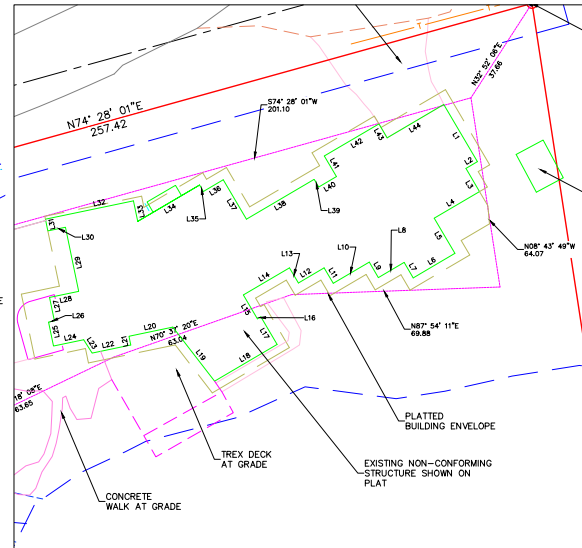
Line	Length	Bearing
L1	25.00	N07° 28' 01"E
L2	2.46	N07° 28' 01"E
L3	6.00	N07° 28' 01"E
L4	17.00	N07° 28' 01"E
L5	10.00	N07° 28' 01"E
L6	6.00	N07° 28' 01"E
L7	6.00	N07° 28' 01"E
L8	6.00	N07° 28' 01"E
L9	6.00	N07° 28' 01"E
L10	6.00	N07° 28' 01"E
L11	6.00	N07° 28' 01"E
L12	6.00	N07° 28' 01"E
L13	6.00	N07° 28' 01"E
L14	6.00	N07° 28' 01"E
L15	6.00	N07° 28' 01"E
L16	6.00	N07° 28' 01"E
L17	6.00	N07° 28' 01"E
L18	6.00	N07° 28' 01"E
L19	6.00	N07° 28' 01"E
L20	6.00	N07° 28' 01"E
L21	6.00	N07° 28' 01"E
L22	6.00	N07° 28' 01"E
L23	6.00	N07° 28' 01"E
L24	6.00	N07° 28' 01"E
L25	6.00	N07° 28' 01"E
L26	6.00	N07° 28' 01"E
L27	6.00	N07° 28' 01"E
L28	6.00	N07° 28' 01"E
L29	6.00	N07° 28' 01"E
L30	6.00	N07° 28' 01"E

Line	Length	Bearing
L31	6.00	N07° 28' 01"E
L32	6.00	N07° 28' 01"E
L33	6.00	N07° 28' 01"E
L34	6.00	N07° 28' 01"E
L35	6.00	N07° 28' 01"E
L36	6.00	N07° 28' 01"E
L37	6.00	N07° 28' 01"E
L38	6.00	N07° 28' 01"E
L39	6.00	N07° 28' 01"E
L40	6.00	N07° 28' 01"E
L41	6.00	N07° 28' 01"E
L42	6.00	N07° 28' 01"E
L43	6.00	N07° 28' 01"E
L44	6.00	N07° 28' 01"E
L45	6.00	N07° 28' 01"E
L46	6.00	N07° 28' 01"E
L47	6.00	N07° 28' 01"E
L48	6.00	N07° 28' 01"E
L49	6.00	N07° 28' 01"E
L50	6.00	N07° 28' 01"E
L51	6.00	N07° 28' 01"E
L52	6.00	N07° 28' 01"E
L53	6.00	N07° 28' 01"E
L54	6.00	N07° 28' 01"E
L55	6.00	N07° 28' 01"E
L56	6.00	N07° 28' 01"E
L57	6.00	N07° 28' 01"E
L58	6.00	N07° 28' 01"E
L59	6.00	N07° 28' 01"E
L60	6.00	N07° 28' 01"E

Line	Length	Bearing
L61	6.00	N07° 28' 01"E
L62	6.00	N07° 28' 01"E
L63	6.00	N07° 28' 01"E
L64	6.00	N07° 28' 01"E
L65	6.00	N07° 28' 01"E
L66	6.00	N07° 28' 01"E
L67	6.00	N07° 28' 01"E
L68	6.00	N07° 28' 01"E
L69	6.00	N07° 28' 01"E
L70	6.00	N07° 28' 01"E
L71	6.00	N07° 28' 01"E
L72	6.00	N07° 28' 01"E
L73	6.00	N07° 28' 01"E
L74	6.00	N07° 28' 01"E
L75	6.00	N07° 28' 01"E
L76	6.00	N07° 28' 01"E
L77	6.00	N07° 28' 01"E
L78	6.00	N07° 28' 01"E
L79	6.00	N07° 28' 01"E
L80	6.00	N07° 28' 01"E

LEGEND	
—	PROPERTY BOUNDARY
—	ADJACENT PROPERTY BOUNDARY
—	EXISTING EASEMENT
—	EXISTING EDGE OF ASPHALT
—	EXISTING 1" CONTOUR
—	EXISTING 5" CONTOUR
—	CENTER LINE OF DITCH
—	EXISTING WATER LINE
—	EXISTING SEWER LINE
—	EXISTING UNDERGROUND ELECTRICAL
—	EXISTING UNDERGROUND TELEPHONE
—	EXISTING WOOD FENCE
—	EXISTING CONCRETE PAVING
—	EXISTING BUILDINGS

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN 10 YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.



BUILDING DETAIL
1" = 20'

IMPROVEMENT SURVEY
PLAT
LOT 2B, BAER LAKE
SUBDIVISION

1184 Anglers Drive
Steamboat Springs, 80487

Horizontal Scale

1" = 30'

IF THIS DRAWING IS PRESENTED IN A FORMAT OTHER THAN
24" X 36", THE GRAPHIC SCALE SHOULD BE UTILIZED.

Contour Interval
2 feet

NO.	DATE	REVISIONS	INT

DATE: 3-5-2018

DESIGN: JMM

JOB NO.: 1661-004

DRAFTED: JMM

DWG. NAME:

REVIEW: JMM

Four Points
Surveying and Engineering

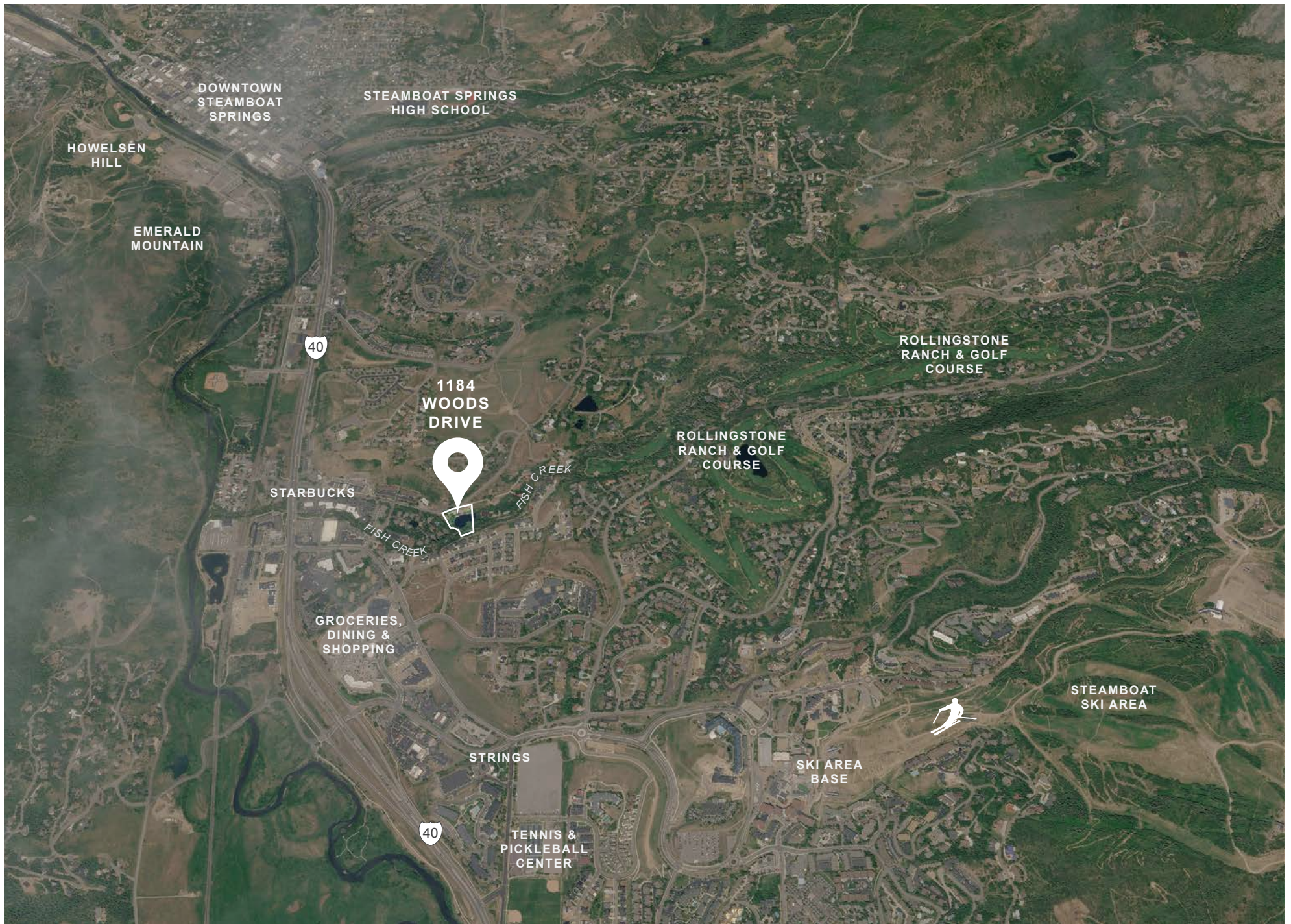
440 S. Lincoln Ave, Suite 4B
P.O. Box 779666
Steamboat Springs, CO 80487
(970) 871-6772
wnmagill@gmail.com

SHEET NO.
1
OF 1

WATERFRONT RETREAT

HOME IN TOWN

LOCATION



ULTIMATE CONVENIENCE YET TRULY PRIVATE



APPROXIMATE PROPERTY BOUNDARY



APPROXIMATE PROPERTY BOUNDARY

WATERFRONT RETREAT

HOME IN TOWN

WATER RIGHTS

BARGAIN AND SALE DEED

THIS DEED, dated April 30, 2018, between BJT Family Partnership, Ltd., a Texas limited partnership, Grantor, and Linda Symons, as Trustee of The Symons Family Trust, whose legal address is P.O. Box 774000, PMB 386, Steamboat Springs, CO 80477, County of Routt, State of Colorado, Grantee,

WITNESSETH, that the Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto the Grantee, its successors and assigns forever, all of the water and water rights situated in the County of Routt, State of Colorado, described as follows (all of which are hereinafter called the "Water Rights"):

- a) One-half of the water right of the Alma M. Baer Feeder Ditch, as adjudicated in CA 2475, Priority No. 290, in and for the Routt County District Court, on September 14, 1946, with an appropriation date of June 1, 1904 in the amount of .366 cfs.
- b) One-half of the water right of the Alma M. Baer Reservoir, as adjudicated in CA 2475, Priority No. 291, in and for the Routt County District Court, on September 14, 1946, with an appropriation date of June 1, 1904, in the amount of 2.60 acre feet.

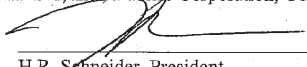
Together with all ditch and reservoir rights associated with such Water Rights. The Water Rights conveyed under this deed are subject to the terms of the Covenant set out on a Warranty Deed dated January 8, 1987, and recorded January 16, 1987, in Book 623 at Page 121 of the records of Routt County, Colorado.

TO HAVE AND TO HOLD the said Water Rights above bargained and described with the appurtenances, unto the Grantee, its successors and assigns forever

IN WITNESS WHEREOF, the Grantor has executed this deed on the date set forth above.

BJT Family Partnership, Ltd., a Texas limited partnership,

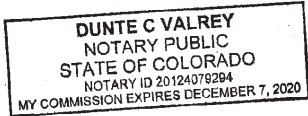
By: Suits-Sus, Inc., a Texas Corporation, General Partner

By: 
H.R. Schneider, President

STATE OF Colorado
COUNTY OF Routt

The foregoing instrument was acknowledged before me this 20 day of April 2018, by H.R. Schneider as President of Suits-Sus, Inc., a Texas Corporation, General Partner of BJT Family Partnership, Ltd., a Texas limited partnership.

Witness my hand and official seal.
My commission expires: 12/7/2020


Dunte C Valrey
Notary Public

FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR BAER LAKE SUBDIVISION

This First Amendment to Declaration of Covenants, Conditions, Restrictions and Easements For Baer Lake Subdivision (the "Amendment") is made effective the 30th day of April, 2018, by The BJT Family Partnership, a Texas limited partnership ("BJT"), being the Owner of Lot 2A, Baer Lake Subdivision, according to the plat recorded September 21, 2006, File No. 13656 at Reception No. 645049 in the office of the Clerk and Recorder of Routt County, Colorado ("Lot 2A") as well as the owner of Lot 1, Crawford Subdivision, Filing No. 2, with an address of 1174 Fish Creek Lane, Steamboat Springs, Colorado 80487 (the "Adjacent Property") and Linda Symons, as Trustee of The Symons Family Trust ("Symons"), being the Owner of Lot 2B, Baer Lake Subdivision, according to the plat recorded September 21, 2006, File No. 13656 at Reception No. 645049 in the office of the Clerk and Recorder of Routt County, Colorado ("Lot 2B"). BJT and Symons are collectively referred to as "Owners" hereafter.

RECITALS

A. The Declaration of Covenants, Conditions, Restrictions and Easements For Baer Lake Subdivision was recorded at Reception No. 660448 on July 13, 2007 in the records of the Clerk and Recorder of Routt County, Colorado (the "Declaration"). Capitalized terms used herein without further definition have the same meanings given to them in the Declaration.

B. Symons is currently under contract for sale of Lot 2B to a third party and Symons and BJT wish to further clarify certain provisions of the Declaration in order to address issues related to use of the Ditches, Pond and Water Rights related thereto.

C. BJT is currently the sole Water Rights Holder, as defined in Section 1(n) of the Declaration, of the following water rights (collectively "Water Rights"):

- a) The water right of the Alma M. Baer Feeder Ditch, as adjudicated in CA 2475, Priority No. 290, in and for the Routt County District Court, on September 14, 1946, with an appropriation date of June 1, 1904 in the amount of .366 cfs, and
- b) The water right of the Alma M. Baer Reservoir, as adjudicated in CA 2475, Priority No. 291, in and for the Routt County District Court, on September 14, 1946, with an appropriation date of June 1, 1904, in the amount of 2.60 acre feet.

Together with all ditch and reservoir rights associated with such Water Rights. The Water Rights noted above are also subject to the terms of the Covenant set out on a Warranty Deed dated January 8, 1987, and recorded January 16,

1987, in Book 623 at Page 121 of the records of the Clerk and Recorder of Routt County, Colorado.

D. Symons is purchasing 50% of the Water Rights described above from BJT by Bargain and Sale Deed executed the effective date of this Amendment, which purchase and ownership are subject to the terms and conditions of the Declaration and this Amendment.

NOW THEREFORE, in accordance with good and valuable consideration, the receipt and sufficiency of which is hereby confirmed, and pursuant to the Recitals noted above, which are hereby incorporated by reference, the Declaration is amended as follows:

1. A new Section 3(f) of the Declaration shall be added to read as follows:

(f) The Water Rights Holder(s) and Owners agree to reasonably cooperate and make best efforts in exercising their rights as Water Rights Holder(s) and Owners to utilize the Water Rights to the full extent and amount of the respective adjudications for the Water Rights so long as water is legally available to satisfy the diversion of the Water Rights.

2. A new Section 3(g) of the Declaration shall be added to read as follows:

(g) The Water Rights Holder(s) and Owners agree to use the Water Rights on the real property on which it has been historically utilized and as described in the Declaration and as referenced in this Amendment. The Water Rights Holder(s) and Owners further agree to not attempt to amend or modify the adjudicated Water Rights including the purposes or the historic location of such Water Rights without the written consent of the other Owner.

3. A new Section 8(d) of the Declaration shall be added to read as follows:

(d) The Water Rights Holder(s) and Owners understand the adjudicated purposes for the Alma M. Baer Reservoir do not presently include recreation, although that use has been made of the Pond at least since July 3, 2007 when the Declaration was executed. In the event the Division of Water Resources ("Division") issues a "call" on the river system and curtails the recreation use now enjoyed by Owners, Owners agree neither shall hold the other liable nor will either hold the Water Rights Holder(s) liable for any loss of use and enjoyment of the Pond, or for any pecuniary loss of property value that may result from such "call."

3. In the event of any conflict or inconsistency between the provisions of the Declaration and this Amendment, the provisions of this Amendment shall control. A reference to the Declaration in any document or instrument shall be deemed to include this Amendment without any further or specific reference hereto. Except as specifically amended hereby, the Declaration shall remain in full force and effect.

4. This Amendment may be executed in any number of counterparts, each of which, when so executed and delivered, shall constitute an original, but all of which shall together constitute one and the same document.

Executed as of the 30th day of April, 2018.

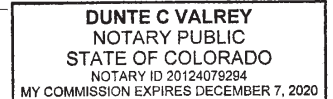
OWNER OF LOT 2A AND WATER RIGHTS HOLDER:

THE BJT FAMILY PARTNERSHIP, LTD., A TEXAS LIMITED PARTNERSHIP

By: Suits-Sus, Inc., a Texas Corporation, General Partner

By: H.R. Schneider, President

STATE OF Colorado
COUNTY OF Routt



The foregoing instrument was acknowledged before me this 20 day of April 2018, by H.R. Schneider as President of Suits-Sus, Inc., a Texas Corporation, in its capacity as General Partner of The BJT Family Partnership, Ltd., a Texas limited partnership.

Witness my hand and official seal.

My commission expires: 12/7/2020

Dunte C Valrey
Notary Public

OWNER OF LOT 2B:

THE SYMONS FAMILY TRUST

By: Linda Symons, Trustee

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____ 2018, by Linda Symons, as Trustee of The Symons Family Trust.

Witness my hand and official seal.

My commission expires: _____

Notary Public

WATERFRONT
RETREAT HOME
IN TOWN



1184 ANGLERS DRIVE
STEAMBOAT SPRINGS, CO

\$8,250,000 #S1070212



THE DE JONG TEAM

970.846.3661

MICHAEL.DEJONG@STEAMBOATSIR.COM

DEJONGTEAMSTEAMBOATSIR.COM

STEAMBOAT SOTHEBY'S
INTERNATIONAL REALTY
610 MAKKETPLACE PLAZA
STEAMBOAT SPRINGS, *colorado*

Steamboat | Sotheby's
INTERNATIONAL REALTY