



**LAKE
CATAMOUNT
HOMESITE**

Steamboat
Springs,
Colorado
\$2,850,000
35.08± ACRES





FARMS ■ TIMBER ■ RANCHES ■ SPORTING PURSUITS ■ VINEYARDS

INTRODUCTION

Located in the prestigious South Valley area just minutes from downtown Steamboat Springs, Lot 15 at Lake Catamount is one of the most coveted parcels in this exclusive mountain community. This 35.08± acre homesite offers sweeping 360-degree views of Lake Catamount, the iconic Heritage Cabin, surrounding conserved ranchlands, and the adjoining National Forest. As one of the last available original lots, Lot 15 stands out not only for its size and setting but also for its significance—it was the first lot selected during the initial Lake Catamount lottery, a clear testament to its superior location and remarkable scenery.

Positioned within a private, gated community, this parcel includes a generous 3.3± acre building envelope—perfect for designing a custom mountain retreat that emphasizes seclusion, natural beauty, and direct access to outdoor recreation. The lot borders both open space and National Forest lands, ensuring long-term privacy and direct access to a network of private trails right from your back door.

Lake Catamount is home to a 530± acre private lake managed by the Catamount Ranch & Club. Residents have the option to join the Club, gaining access to first-class amenities, including a Tom Weiskopf-designed championship golf course, the Lake House fitness center, tennis and pickleball courts, a year-round hot tub, and the Lake House Grille. The lake offers a full range of summer water sports, such as paddleboarding, kayaking, sailing, water skiing, and private fly fishing for stocked trout. In winter, the landscape transforms into a Nordic skiing and snowshoeing haven.

Membership also includes access to the Catamount Ranch golf course, known for its alpine setting, environmental sensitivity, and Audubon certification. Lot 15 is within a mile of the Sarvis Creek Wilderness, ideal for hiking, wildlife viewing, and big game hunting. With utilities at the lot line and a rare combination of views, privacy, and access, Lot 15 represents an extraordinary opportunity in one of Colorado's most refined recreational communities.

QUICK FACTS

- 35.08± acres
- Premiere lot at Lake Catamount
- Private gated community
- Tremendous 360-degree views
- One of the last Lake Catamount lots
- Private, but minutes to Steamboat Springs
- Lot borders open space and USFS
- Private fishing on the Yampa River
- Lake Catamount is a private 560± acre lake
- Electric and water to the lot line
- Private trails out your back door







ACREAGE

A 3.3± acre building envelope is designated on the gently sloping 35.08± acres, providing an ideal area for constructing a single-family residence while preserving the surrounding environment. Lot borders the conserved open space surrounding Lake Catamount and borders National Forest land.







An aerial photograph of a mountainous landscape. A winding dirt road curves through a valley filled with dense, low-lying vegetation and scattered evergreen trees. In the distance, a small, light-colored house is visible on a hillside. The background shows steep, forested mountain slopes under a clear sky.

SCENIC VISTAS

Lot 15 at Lake Catamount in Steamboat Springs offers a premier homesite with 360-degree expansive views and exceptional privacy. Located within the gated community at Lake Catamount, this 35± acre lot was the first choice when the developer first released lot sales at Lake Catamount, highlighting its prime location and scenic beauty.

WATER SPORTS & SUMMER RECREATION

Lake Catamount is a private 530± acre lake ideal for a wide range of water-based activities. Members enjoy fishing for stocked rainbow trout, kayaking, canoeing, paddleboarding, sailing, and pontoon boating. Water skiing is also permitted, with instruction available for all skill levels. The lake's size and pristine setting create a premier environment for summer recreation.



WINTER SPORTS & NORDIC ACTIVITIES

In the colder months, Lake Catamount transforms into a Nordic sports destination. The surrounding terrain is groomed for cross-country skiing, snowshoeing, and fat tire biking. The Lake Catamount Outdoor Center provides equipment rentals and maintains trail access, making wintertime recreation easily accessible and professionally supported.



Photo not taken on property

YEAR-ROUND CLUB AMENITIES & SOCIAL LIFE

The Lake House is the central hub for recreation and social connection. Amenities include a fitness center, tennis and pickleball courts, a year-round hot tub, and a full-service restaurant offering casual dining. The Catamount Ranch & Club hosts various member events throughout the year, cultivating a welcoming and active community atmosphere.



Photo not taken on property



Photo not taken on property

GOLF AT CATAMOUNT RANCH

During the summer, members can access a championship-caliber golf course at the Catamount Ranch & Club. Designed by Tom Weiskopf, the 7,088± yard par-72 course integrates seamlessly with the natural terrain, offering alpine meadows, water features, and sweeping views of the Yampa Valley and Mount Werner. Opened in 2000, the course is Audubon Society-certified for its environmentally sensitive design and sustainable practices.



AREA HISTORY

Steamboat Springs, Colorado, is steeped in a rich tapestry of history that reflects its transformation from indigenous lands to a renowned recreational destination. For centuries, the Yampa Valley served as summer hunting grounds for the Ute Indians, who revered the area's abundant mineral springs for their healing properties. The town's name originates from the early 1800s when French trappers mistook the bubbling sounds of a local spring for a steamboat's chugging engine.

In 1874, James Harvey Crawford established the first permanent settlement in the area, laying the foundation for what would become Steamboat Springs. The railroad's arrival in 1909 marked a significant turning point, facilitating the transport of livestock and coal and attracting visitors to the region's natural hot springs. The early 20th century saw the introduction of skiing to the area by Norwegian Carl Howelsen, leading to the establishment of Howelsen Hill, the oldest continuously operating ski area in North America. This development positioned Steamboat Springs as a hub for winter sports, producing numerous Olympians and earning it the nickname "Ski Town, USA."

Today, Steamboat Springs honors its diverse heritage through preserved historical sites and cultural institutions like the Tread of Pioneers Museum, offering insights into the region's indigenous roots, pioneer history, and evolution into a premier destination for outdoor enthusiasts.

NEARBY ATTRACTIONS & ACTIVITIES

Just 12+ miles south of Steamboat Springs, Lake Catamount Homesite enjoys proximity to one of Colorado's most celebrated mountain towns. Nestled in the Yampa Valley, Steamboat Springs is renowned for its world-class skiing at Steamboat Ski Resort and offers a full spectrum of year-round recreation. From fly fishing on the Yampa River and rafting nearby on the Colorado River to hiking, biking, and backcountry skiing in the surrounding national forests, the region is a haven for outdoor enthusiasts. The area also features mountain lake fishing and relaxing natural hot springs. Steamboat's vibrant cultural scene includes the Steamboat Springs Pro Rodeo, local galleries, museums, and a wide range of dining options.

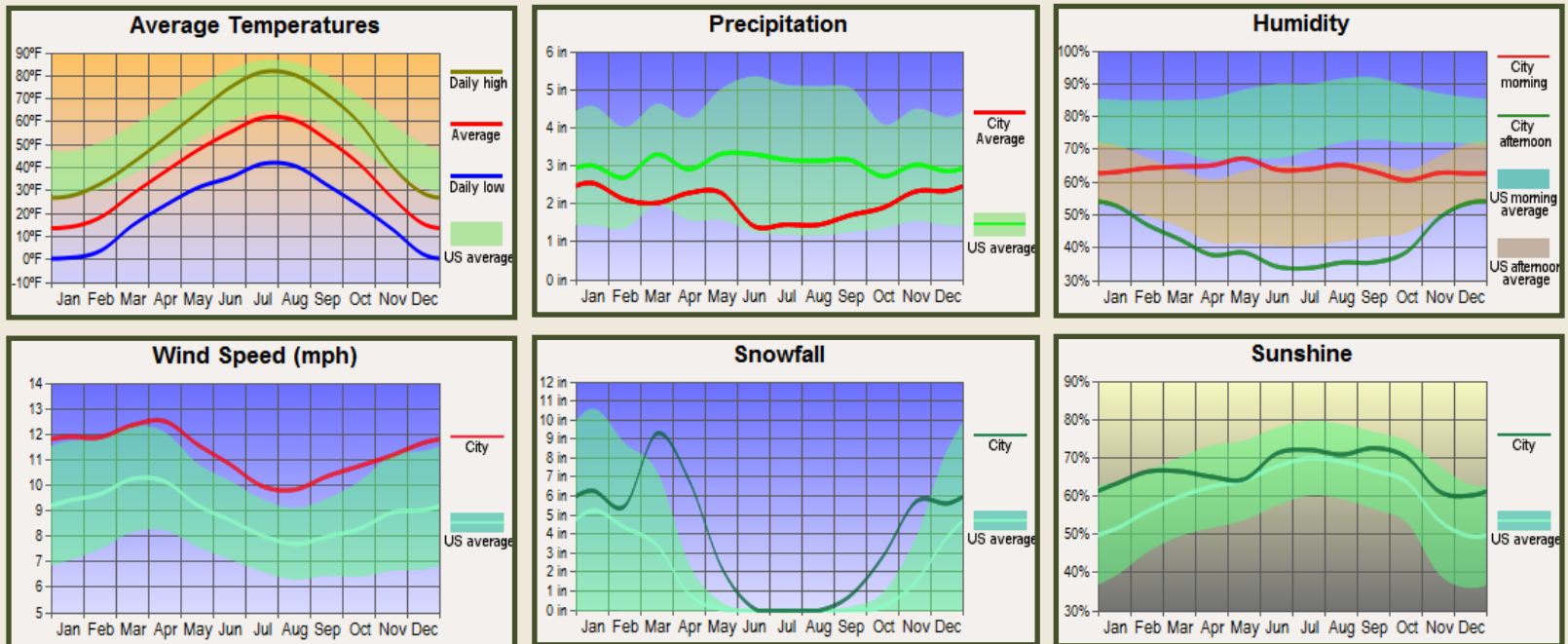


Steamboat Springs Ski Resort

CLIMATE

Steamboat Springs and the surrounding community experiences a high-altitude climate with cold, snowy winters and mild summers. Winter temperatures often dip below freezing, ideal for skiing, while summers are warm, averaging in the mid 70s°F. The area receives abundant snowfall, making it a popular year-round outdoor destination.

Climate charts courtesy of <https://www.city-data.com/city/Steamboat-Springs-Colorado.html>



MINERAL RIGHTS

All mineral rights appurtenant to the property and owned by the seller will convey to the buyer at closing. Mineral rights are not guaranteed. It is suggested that the buyer conduct a mineral search with a title company.

CONSERVATION | STEWARDSHIP

Established in the early 2000s, Catamount Ranch & Club offers luxury homesites, an 18-hole Tom Weiskopf-designed golf course, and access to Lake Catamount for boating and fishing. The development emphasized low-density housing and integration with the natural landscape. Approximately 3,296 acres of land surrounding Lake Catamount are protected under a conservation easement. This easement was established to preserve the area's open space, agricultural lands, and natural habitats while still allowing for the development of the upscale Catamount Ranch & Club community. In addition, Catamount Ranch & Club has voluntarily placed over 3,000 acres into perpetual agricultural, riparian, and forest conservation easements to maintain the open natural landscape. Find out more at catamountranchclub.com.

These conservation efforts ensure that a significant portion of the land around Lake Catamount remains undeveloped, preserving its ecological integrity and scenic beauty for future generations.

Each of us at Fay Ranches loves the land and wants to see it remain a productive agricultural ground and a quality fish and wildlife habitat. Through promoting thoughtful land stewardship, Fay Ranches has guided owners toward a legacy of conserving wide-open spaces, enhancing and creating fisheries and wildlife habitats, and implementing sustainable agricultural operations. Fay Ranches is proud to say that since our company began in 1992, our clients' conservation ethics and land-use practices have significantly enhanced our work landscape.

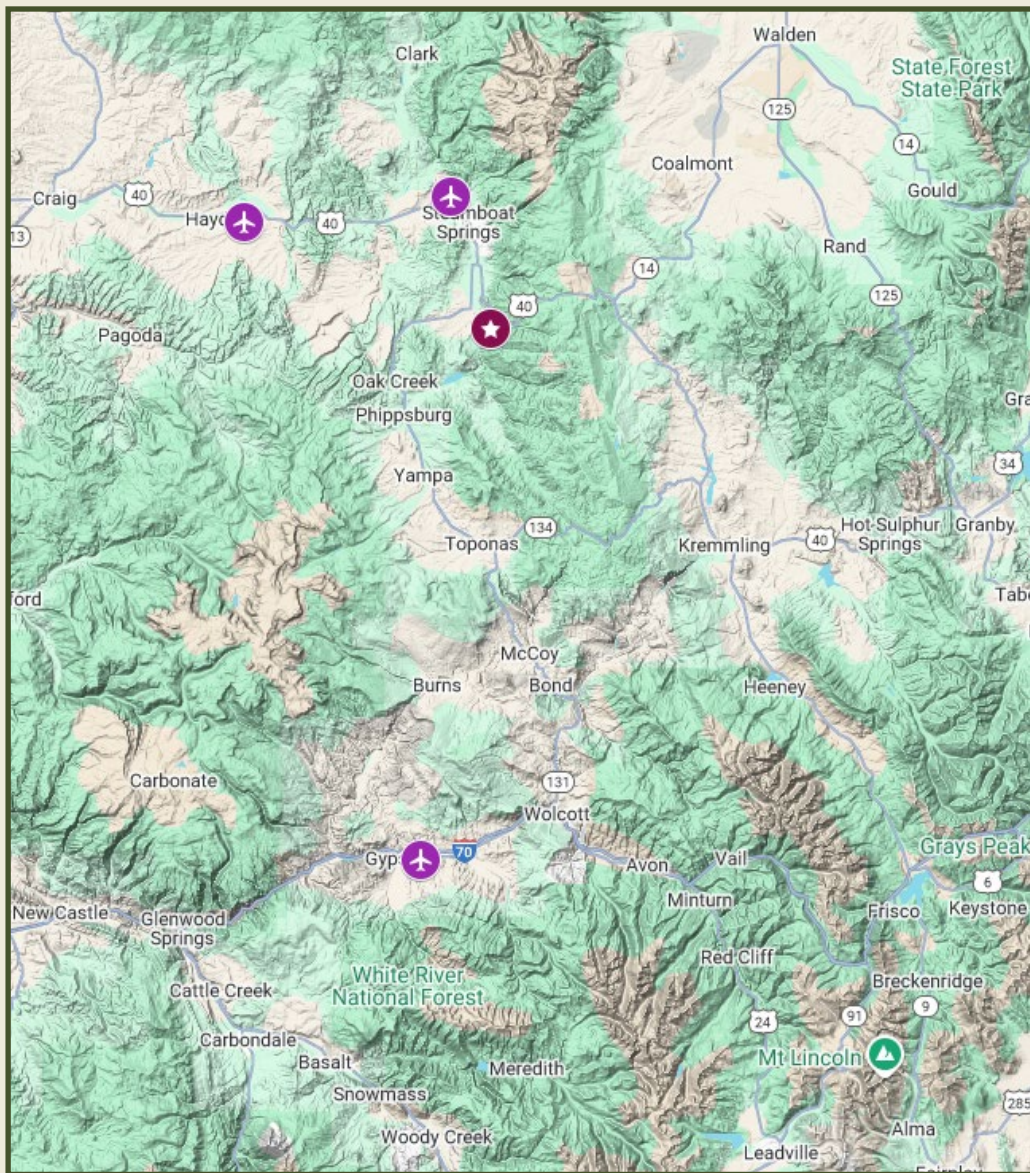


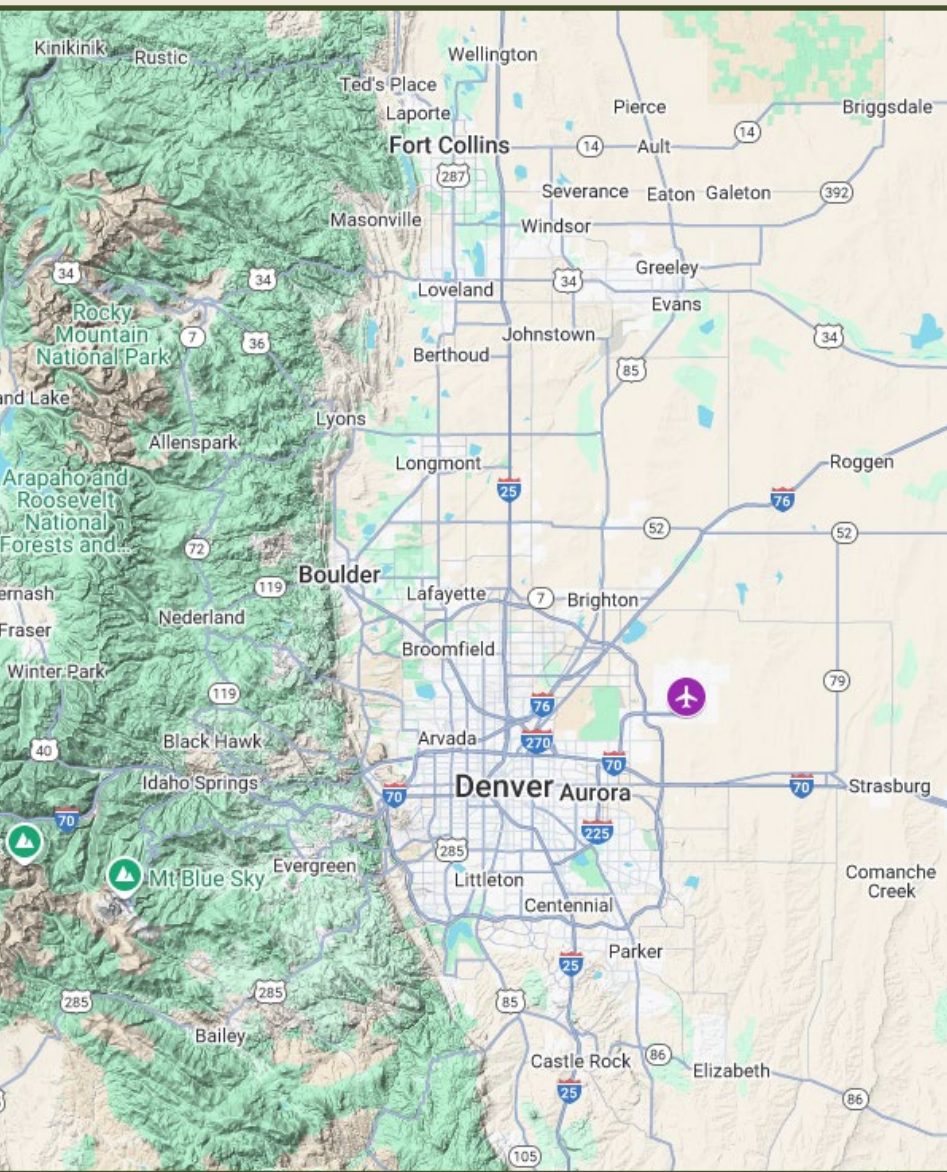
LOCATION

Lake Catamount lies approximately 10 miles south of the city limits of Steamboat Springs, Colorado. This distance places the lake in the southern part of Routt County, easily accessible via U.S. Highway 40 and Colorado Highway 131. Lake Catamount is approximately 5 miles from Catamount Ranch and the Tom Weiskopf-designed golf course and club.

GETTING THERE

From Steamboat Springs, take Highway 40 and turn right onto 131. Turn left onto 18 and go around the lake. Make a left onto 18B. Go over the Yampa River and stay left onto Harrison Trail through the gate. Continue straight for about 1 mile. Turn right on Lone Pine for 0.5 miles, and Lot 15 will be on your right. Park and walk to the viewing stand.





AIRPORT SERVICES

Lake Catamount Homesite benefits from convenient access to several airports, facilitating both commercial and private air travel. The primary commercial gateway is Yampa Valley Regional Airport (HDN), approximately 22 to 25 miles west of downtown Steamboat Springs in Hayden, Colorado. This airport offers year-round commercial flights and is equipped to handle larger aircraft, making it a practical choice for travelers heading to the region.

For private aviation, Steamboat Springs Airport (Bob Adams Field, SBS) lies about 2.5 miles north of downtown. This general aviation facility accommodates private, corporate, and charter flights but does not offer scheduled commercial airline services.

Additional airport options include Eagle County Regional Airport (EGE), approximately 88 miles southeast in Gypsum, Colorado, and Denver International Airport (DEN), roughly 157 miles southeast. Both airports provide a range of domestic and international flights, offering flexibility for travelers.





SUMMARY

Located in the prestigious South Valley area, Lot 15 at Lake Catamount is a premier 35.08± acre homesite offering expansive views of Lake Catamount, the Heritage Cabin, surrounding conserved open lands, and the bordering National Forest. The property includes a 3.3± acre building envelope and is within a gated community, offering exclusivity and tranquility, making it an ideal location for your family's custom mountain retreat.



PRICE

\$2,850,000

TAXES

\$116.92

TERMS

Cash

Conventional Financing

1031 Exchange

CONTACT

Please contact **Ren Martyn** at (970) 846-3118 | rmartyn@fayranches.com to schedule a showing. This is an exclusive listing. An agent from Fay Ranches, Inc. must be present at all showings, unless otherwise noted or other arrangements are made. To view other properties we have listed, please visit our web page at www.fayranches.com.

NOTICE

Offer is subject to errors, omissions, prior sale, change or withdrawal without notice, and approval of purchase by owner. Information regarding land classification, carrying capacities, maps, etc., is intended only as a general guideline and has been provided by the owners and other sources deemed reliable, but the accuracy cannot be guaranteed. Prospective purchasers are encouraged to research the information to their own satisfaction.



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Fay Ranches, Inc

Ph:

The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission.
(DD25-5-09) (Mandatory 7-09)

DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE SELLER AGENCY, BUYER AGENCY OR TRANSACTION-BROKERAGE.

DEFINITIONS OF WORKING RELATIONSHIPS

For purposes of this document, seller also means "landlord" (which includes sublandlord) and buyer also means "tenant" (which includes subtenant).

Seller's Agent: A seller's agent (or listing agent) works solely on behalf of the seller to promote the interests of the seller with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the seller. The seller's agent must disclose to potential buyers all adverse material facts actually known by the seller's agent about the property. A separate written listing agreement is required which sets forth the duties and obligations of the broker and the seller.

Buyer's Agent: A buyer's agent works solely on behalf of the buyer to promote the interests of the buyer with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the buyer. The buyer's agent must disclose to potential sellers all adverse material facts actually known by the buyer's agent including the buyer's financial ability to perform the terms of the transaction and, if a residential property, whether the buyer intends to occupy the property. A separate written buyer agency agreement is required which sets forth the duties and obligations of the broker and the buyer.

Transaction-Broker: A transaction-broker assists the buyer or seller or both throughout a real estate transaction by performing terms of any written or oral agreement, fully informing the parties, presenting all offers and assisting the parties with any contracts, including the closing of the transaction without being an agent or advocate for any of the parties. A transaction-broker must use reasonable skill and care in the performance of any oral or written agreement, and must make the same disclosures as agents about all adverse material facts actually known by the transaction-broker concerning a property or a buyer's financial ability to perform the terms of a transaction and, if a residential property, whether the buyer intends to occupy the property. No written agreement is required.

Customer: A customer is a party to a real estate transaction with whom the broker has no brokerage relationship because each party has not engaged or employed the broker, either as the party's agent or as the party's transaction-broker.

THIS IS NOT A CONTRACT.

I acknowledge receipt of a copy of this document on _____

Signer: _____ Date: _____

On ____, Broker provided ____ with this document via ____ and retained a copy for the Broker's records.

Brokerage Firm: **Fay Ranches, Inc**

Broker _____ Date: _____

(DD25-5-09) DEFINITIONS OF WORKING RELATIONSHIP

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