



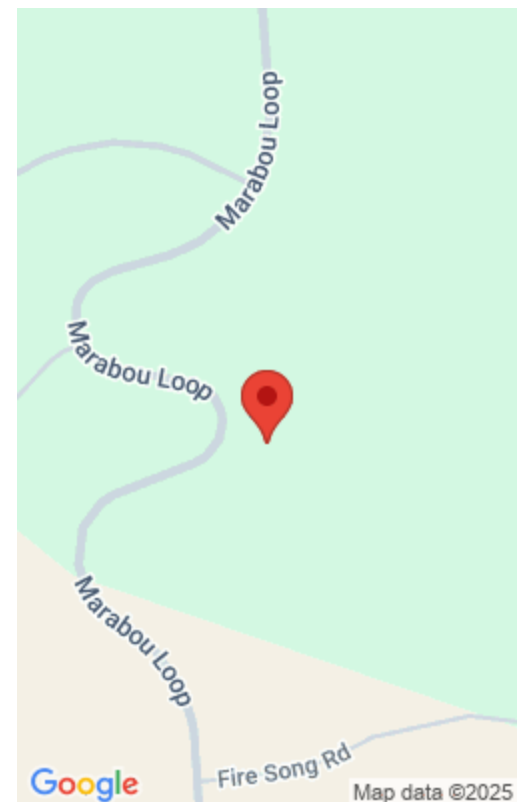
## 41855 MARABOU LOOP, STEAMBOAT SPRINGS, CO 80487, USA

<https://www.breckmtn.com>

5 remaining homesites are available and your chance to become part of the Marabou Ranch family awaits. Many are drawn to Steamboat for its World Class Skiing. Those that call it home realize it's much more than skiing. Steamboat offers a lifestyle filled with abundant year-round recreation, a vibrant community, beauty in all seasons, all...

**\$1,350,000**

- 0 baths
- Improved Land, Residential
- Land
- Active



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## Basics

<b>Type:</b> ImprovedLand, Residential	<b>Status:</b> Active
<b>Category:</b> Land	<b>Lot size, sq ft:</b> 291852, 6.7 sq ft
<b>Bathrooms:</b> 0 baths	<b>OriginatingSystemName:</b> SUMMIT
<b>MLS ID:</b> S1055094	<b>Lot Size Acres:</b> 6.7 acres
<b>Date Added:</b> 2024-10-23	<b>Days On Market:</b> 299

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## Building Details

<b>Water Source:</b> CommunityCoop,SharedWell	<b>Lot Features:</b> NearSkiArea,SeeRemarks
<b>Sewer:</b> SepticNeeded	<b>View:</b> Meadow,Mountains
<b>Subdivision Name:</b> MARABOU RANCH	<b>Parcel Number:</b> R8170825
<b>Waterfront:</b> No	<b>Heating:</b> No
<b>Land Lease:</b> No	<b>ViewYN:</b> Yes
<b>Lot Size Area:</b> 6.7 sq ft	<b>Open Parking:</b> No

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## Amenities & Features

<b>Utilities:</b> ElectricityAvailable, Propane, MunicipalUtilities, PhoneAvailable, WaterAvailable	<b>Fireplace:</b> No
<b>Spa:</b> No	<b>CoolingYN:</b> No
<b>Pets Allowed:</b> No	<b>PoolPrivateYN:</b> No
<b>Lot Features:</b> NearSkiArea, SeeRemarks	

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## Nearby Schools

**Middle Or Junior School:** Sleeping Giant   **Elementary School:** Sleeping Giant  
**High School:** Steamboat Springs





## Expenses, Fees & Taxes

**Association Fee:** \$37,398

**Tax Annual Amount:** \$1,662.76

**Tax Year:** 2024



## Miscellaneous

**Association Fee Frequency:** Annually

**Current Use:** Residential,SingleFamily,Vacant

**Exclusions:** No

**Attribution Contact:** (970) 291-8100



## Listing Information Courtesy of:

**Agent Name:** Pam Vanatta

**List Office Name:** Steamboat Sotheby's International Realty

