



**\$1,540,000**

**42275 STORY TELLER WY, STEAMBOAT  
SPRINGS, CO 80487, USA**

<https://www.breckmtn.com>

Homesite C7 at Marabou Ranch is ideally situated on a flat bluff on the north end of the ranch, offering sweeping views from Sleeping Giant to Sand Mountain and across the Elk River Valley. This private setting provides a sense of seclusion while remaining just a short drive from the main lodge and river amenities....

- 0 baths
- UnimprovedLand
- Land
- Active



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## Basics

<b>Type:</b> UnimprovedLand	<b>Status:</b> Active
<b>Category:</b> Land	<b>Bathrooms:</b> 0 baths
<b>OriginatingSystemName:</b> SUMMIT	<b>MLS ID:</b> S1056598
<b>Lot Size Acres:</b> 6.17 acres	<b>Date Added:</b> 2025-03-14

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## Building Details

<b>Water Source:</b> WaterRights	<b>View:</b> Meadow,Mountains,River,CreekStream
<b>Subdivision Name:</b> MARABOU RANCH	<b>Parcel Number:</b> R8170791
<b>Waterfront:</b> No	<b>Heating:</b> No
<b>Land Lease:</b> Yes	<b>ViewYN:</b> Yes
<b>Lot Size Area:</b> 6.17 sq ft	<b>Open Parking:</b> No

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## Amenities & Features

<b>Utilities:</b> ElectricityAvailable, 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> Level, SeeRemarks	

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## Nearby Schools

**Middle Or Junior School:** Sleeping Giant   **Elementary School:** Sleeping Giant

**High School:** Steamboat Springs

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## Expenses, Fees & Taxes



**Association Fee:** \$43,478

**Tax Annual Amount:** \$1,219.72

**Tax Year:** 2023

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## Miscellaneous

**Association Fee Frequency:**  
Annually

**Community Features:**  
Clubhouse,SeeRemarks,TrailsPaths

**Current Use:** Fishery,Residential

**Exclusions:** No

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## Listing Information Courtesy of:

**Agent Name:** Scott Bell

**List Office Name:** Marabou Real Estate Company, LLC

