



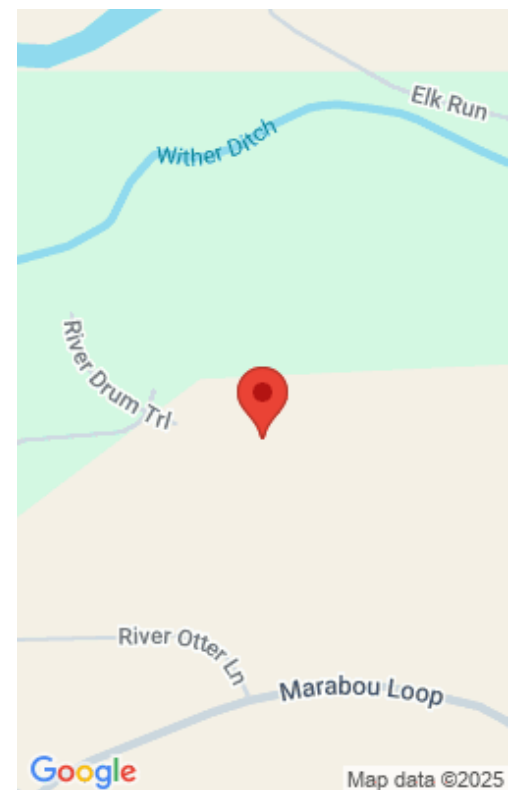
\$8,975,000

42375 RIVER DRUM TRL, STEAMBOAT SPRINGS, CO 80487, USA

<https://www.breckmtn.com>

Set within the exclusive Marabou Ranch community and surrounded by breathtaking natural beauty, 42375 River Drum Trail offers the best of modern, thoughtfully amenitized mountain living—all just 15 minutes from downtown Steamboat. Built with integrity and designed with passion, this custom estate encompasses 6.78 private acres surrounded by rolling hills, scenic meadows, and far-reaching views...

- 6 beds
- 7 baths
- SingleFamilyResidence
- Residential
- Active
- 7201, 7201 sq ft



Basics

Type: SingleFamilyResidence
Category: Residential
Lot size, sq ft: 295336.8, 6.78 sq ft
Bathrooms: 7 baths
Floors: ThreeOrMore, 3 floors
MLS ID: S1059343
Lot Size Acres: 6.78 acres
Days On Market: 89

Status: Active
Area, sq ft: 7201, 7201 sq ft
Bedrooms: 6 beds
Half baths: 1 half bath
OriginatingSystemName: SUMMIT
Year built: 2021
Date Added: 2025-06-27

Building Details

Water Source: WaterRights

Lot Features: Landscaped,OpenSpace,SeeRemarks
Construction Materials: Frame,Stone,WoodSiding
Levels: ThreeOrMore
Subdivision Name: MARABOU RANCH
Floor covering: Tile, Wood

Architectural Style: BuiltInOven, DoubleOven, Dryer, Dishwasher, Freezer, Disposal, GasRange, Humidifier, Microwave, None, Refrigerator, RangeHood, WaterSoftener, Washer, WasherDryer
Parcel Number: R8170784
Waterfront: No
Land Lease: No
Lot Size Area: 6.78 sq ft
Open Parking: No

Architectural Style: Contemporary,Mountain
Sewer: SepticTank
Property Condition: Resale
View: Mountains
Other Structures: GuestHouse
Exterior material: Frame, Stone, WoodSiding
Roof: Asphalt,Metal

Living Area: 7201 sq ft
Heating: Yes
ViewYN: Yes
Bathrooms Full: 6

Amenities & Features



Pool Features: Community	Parking Features: FinishedGarage,Garage,HeatedGarage,Oversized,ThreeOrMoreSpaces,Storage,FinishedGarage,Garage,HeatedGarage,Oversized,ThreeOrMoreSpaces,Storage
Security Features: RadonMitigationSystem	Patio & Porch Features: Patio
Association Amenities: FitnessCenter,SkiStorage	Utilities: ElectricityAvailable, Propane, MunicipalUtilities, SewerAvailable, TrashCollection, WaterAvailable, SepticAvailable
Window Features: WindowCoverings	Exterior Features: Barbecue
Fireplace Features: Gas	Fireplaces Total: 5
Furnished: Negotiable	Amenities: FitnessCenter, SkiStorage
Heating: Radiant	Features: BuiltInFeatures, CeilingFans, EatInKitchen, EntranceFoyer, Fireplace, FivePieceBathroom, HighCeilings, InLawFloorplan, JackAndJillBath, KitchenIsland, OnSiteManagement, OpenFloorplan, PrimarySuite, PrivateRestrooms, QuartzCounters, ScreeningRoom, SmokeFree, SoundSystem, UtilityRoom, UtilitySink, VaultedCeilings, WalkInClosets, WiredForSound
Interior Features: BuiltInFeatures, CeilingFans, EntranceFoyer, EatInKitchen, FivePieceBathroom, Fireplace, HighCeilings, InLawFloorplan, JackAndJillBath, KitchenIsland, PrimarySuite, OpenFloorplan, QuartzCounters, SoundSystem, SmokeFree, UtilitySink, VaultedCeilings, WalkInClosets, WiredForSound, UtilityRoom	Laundry Features: MainLevel,SeeRemarks
Fireplace: Yes	Spa: No
CoolingYN: No	Pets Allowed: Yes
PoolPrivateYN: No	Lot Features: Landscaped, OpenSpace, SeeRemarks

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: \$23,340.96

Tax Year: 2024

Miscellaneous

Association Fee Frequency:
Annually

Community Features:
None,Clubhouse,Fishing,Gated,Pool,Sauna

Exclusions: No

Listing Information Courtesy of:

Agent Name: Chris Paoli

List Office Name: The Agency Steamboat Springs

