

HUCKLEBERRY &  
FISH CREEK FALLS RD  
STEAMBOAT SPRINGS  
*colorado*

# FOX GROVE

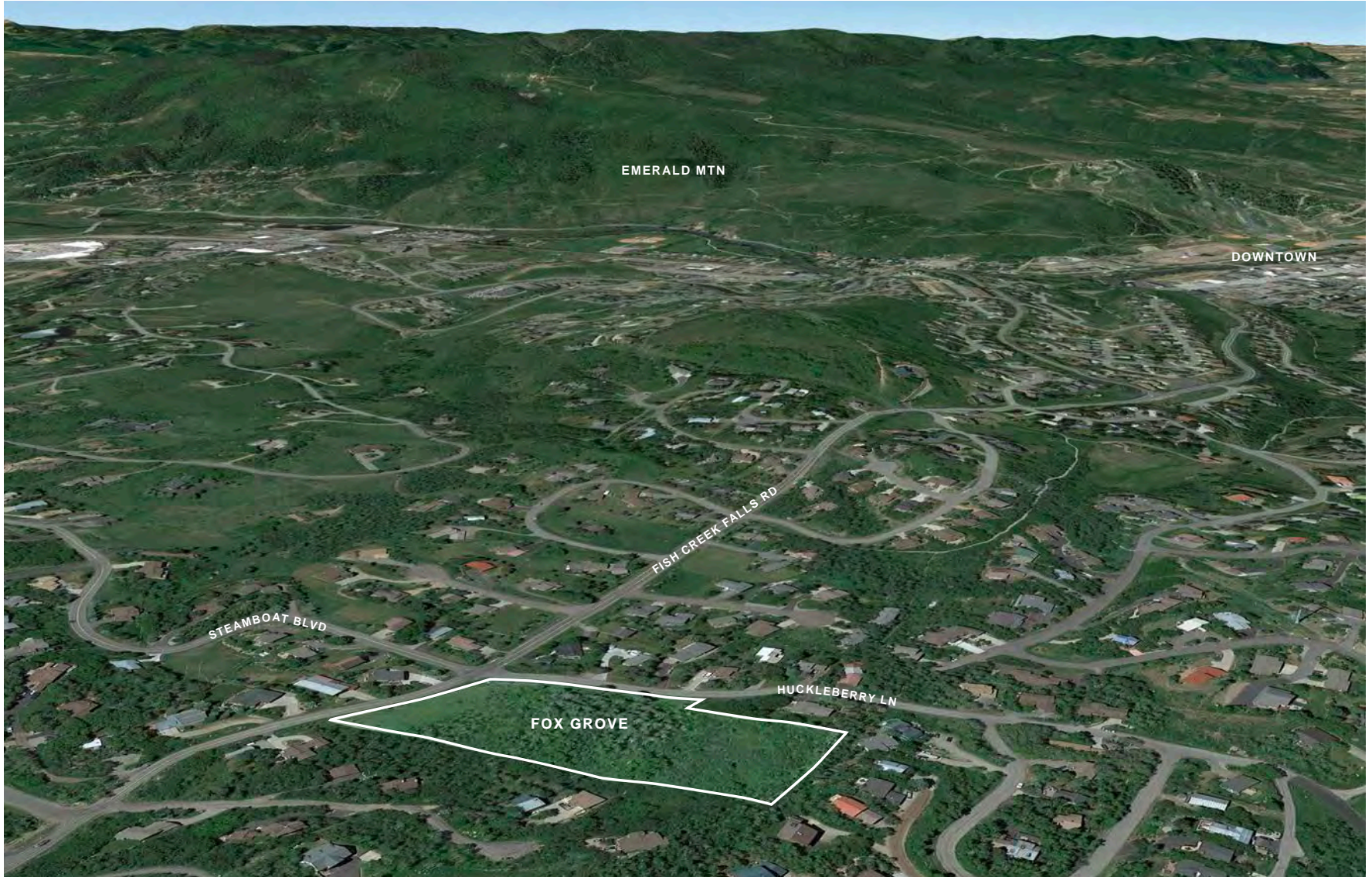
A NEW SIX LOT SUBDIVISION

Steamboat  
**Sotheby's**  
INTERNATIONAL REALTY



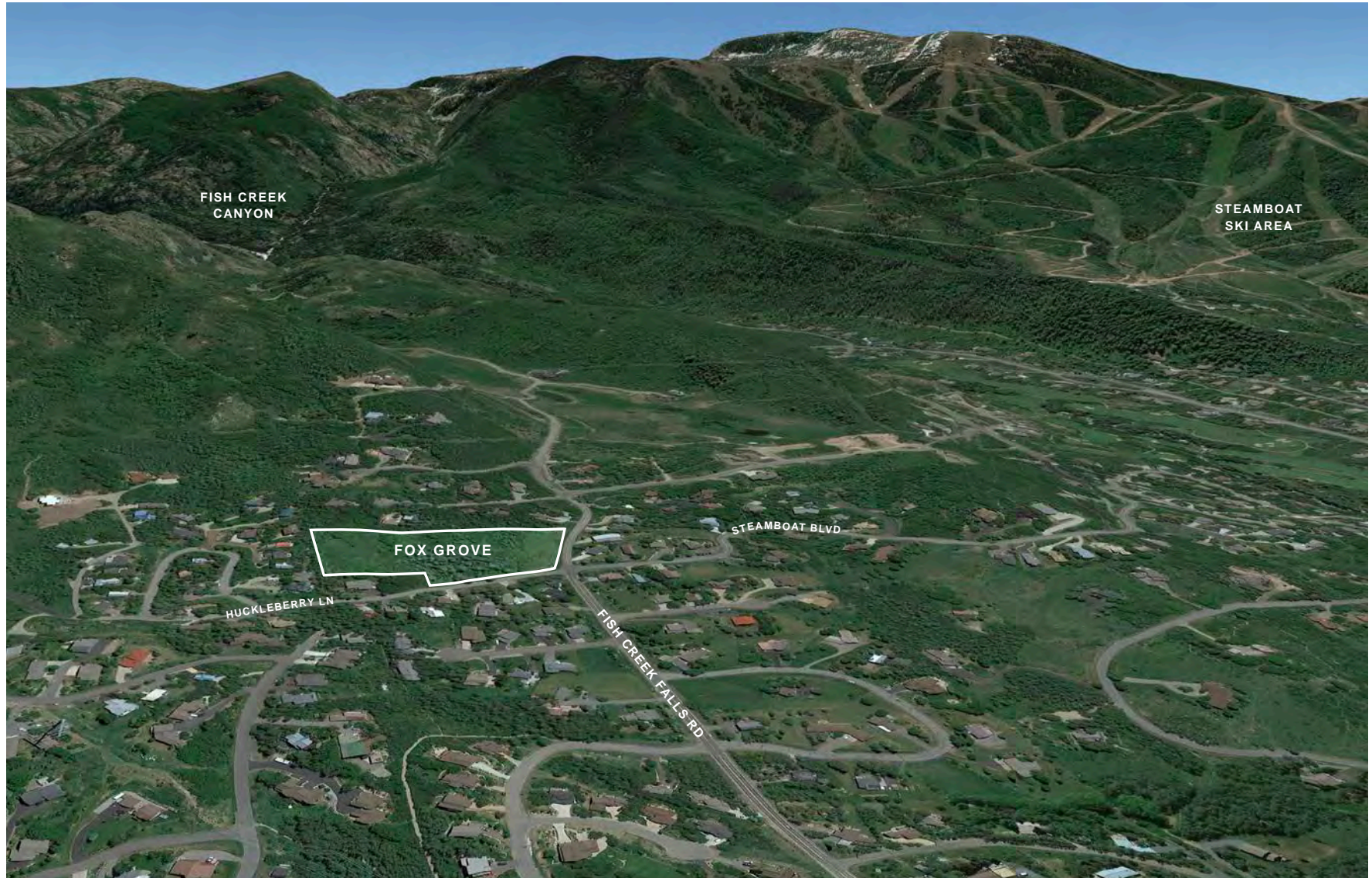


FOX  
GROVE





FOX  
GROVE





## A New Six Lot Subdivision

A new six-lot subdivision in a prime location off Fish Creek Falls Road and Huckleberry Lane. Beautiful views include Emerald Mountain, South Valley and the Steamboat Ski Area, depending on the lot. All utilities will be to the lot line. Stands of Aspen and mature Gambel Oak flourish in the landscape so with some attention to preserving vegetation, privacy between residences may be more easily achieved than your typical new subdivision.



### 6 SINGLE FAMILY HOMESITES

*This subdivision is in the county, yet boasts city water, sewer and natural gas.*

|       |                    |                        |         |          |           |
|-------|--------------------|------------------------|---------|----------|-----------|
| Lot 1 | 01 Fox Tail Trail  | Single Family Homesite | 0.69 ac | #6387919 | \$475,000 |
| Lot 2 | 02 Fox Tail Trail  | Single Family Homesite | 0.88 ac | #5090895 | SOLD      |
| Lot 3 | 03 Fox Tail Trail  | Single Family Homesite | 0.82 ac | #8765614 | \$625,000 |
| Lot 4 | 04 Little Kit Lane | Single Family Homesite | 0.85 ac | #6993321 | \$645,000 |
| Lot 5 | 05 Little Kit Lane | Single Family Homesite | 0.85 ac | #4671283 | \$549,900 |
| Lot 6 | 06 Little Kit Lane | Single Family Homesite | 0.91 ac | #8905622 | \$487,500 |

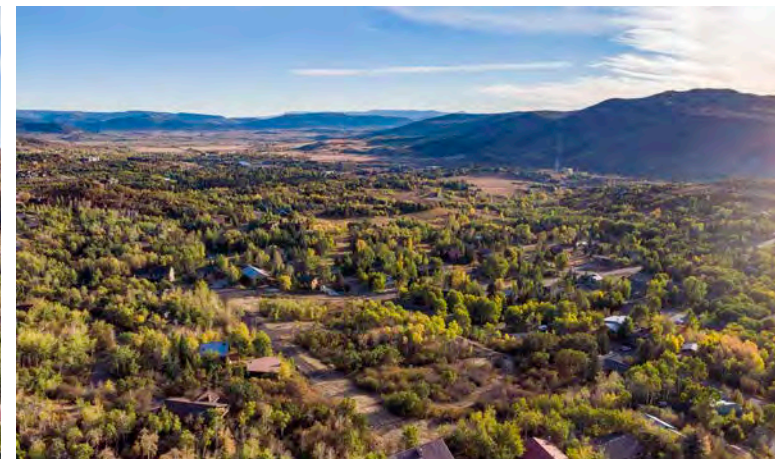


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**LOT 1 01 FOX TAIL TRAIL**

On a gentle slope, this homesite offers views spanning from the Steamboat Ski Area to Emerald Mountain. The views will even encompass the Flat Tops Wilderness area. The existing vegetation is Aspen trees and Sarvis bush. Bordered on the south and west side by open space, it provides a sense of a larger lot and more privacy while creating a nice buffer from the road. Imagine watching the fireworks at Howelsen from the comfort of your home while enjoying the company of family and friends.



**SINGLE FAMILY HOMESITE**

**0.69 ACRES**

**\$475,000 #6387919**



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**LOT 2 02 FOX TAIL TRAIL**

This middle homesite will host direct views of Emerald Mountain and views in both directions to the Flat Tops Wilderness and Sleeping Giant. With preservation of the existing Aspen, Shrub Oak and Sarvis vegetation mix, this homesite can offer a *Cabin in the Woods* feeling with a sense of secluded privacy. Be in downtown Steamboat in a matter of 5 minutes or less, shopping at your favorite boutique or dining at your favorite eatery.



**SINGLE FAMILY HOMESITE**

**0.88 ACRES**

**SOLD #5090895**





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**LOT 3 03 FOX TAIL TRAIL**

Tucked back at the end of the Fox Tail Trail, this lot offers superior privacy and the most direct views of Sleeping Giant of all the lots with views to the Steamboat Ski Area, Emerald Mountain and valley floor as well. With a nice mix of existing vegetation, the homesite will make you feel like you are somewhat secluded, yet conveniently located in the heart of Steamboat with shopping, dining and recreational amenities minutes away. The sunset views to the west will also be breathtaking.

**SINGLE FAMILY HOMESITE**

**0.82 ACRES**

**\$625,000 #8765614**





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**LOT 4 04 LITTLE KIT LANE**

Nestled at the end of Little Kit Lane and on the uphill side, this homesite will afford you privacy and a generous lot size to build the home of your dreams. This premier lot in the subdivision provides end-of-the road privacy with a nice vegetation buffer surrounding you and the adjacent parcels. The views span from Sleeping Giant, Emerald Mountain, the entire South Valley and even the Steamboat Ski Area. This homesite is on a slight slope and sits the highest of all the lots.



**SINGLE FAMILY HOMESITE**

**085 ACRES**

**\$645,000 #6993321**



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**LOT 5 05 LITTLE KIT LANE**

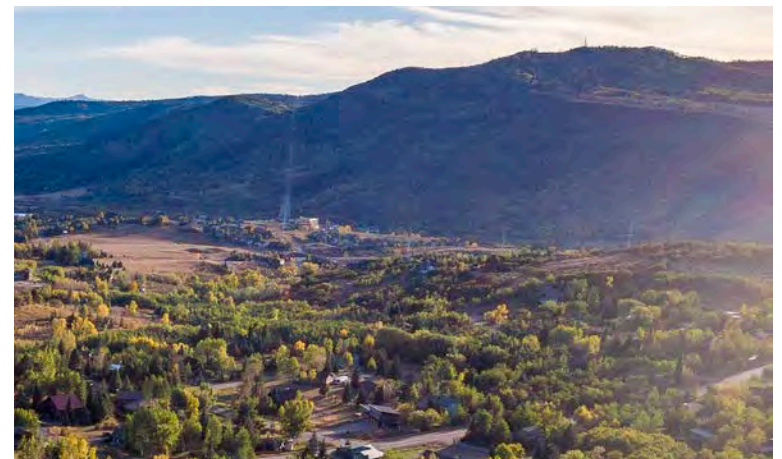
On the upper hillside off Little Kit Lane, this middle homesite is a nicely wooded lot on a gentle slope and will give you views from Sleeping Giant to Emerald Mountain. This homesite provides the feeling of being nestled in the trees for a sense of privacy. You can be clicking into your skis in a matter of 10 minutes or grabbing a bite to eat in 5 minutes in downtown.



**SINGLE FAMILY HOMESITE**

**0.85 ACRES**

**\$549,900 #4671283**





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**LOT 6 06 LITTLE KIT LANE**

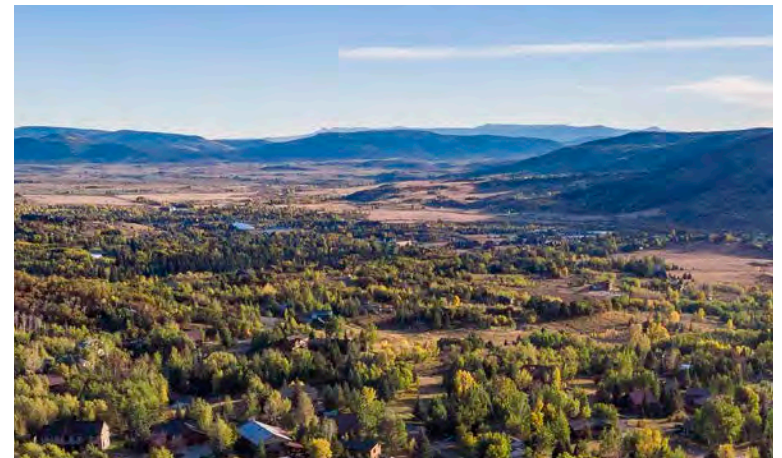
The largest of all the lots and on the uphill side of the subdivision, this lot is sure to bring spectacular views of the Steamboat Ski Area, Flat Tops Wilderness, South Valley and Emerald Mountain. Protected on the south by open space along with the largest lot size, this homesite gives you extra elbow room and an additional setback for privacy from the road. Imagine enjoying a cup of coffee and checking out the conditions on the slopes from the comfort of your home.



**SINGLE FAMILY HOMESITE**

**0.91 ACRES**

**\$487,500 #8905622**





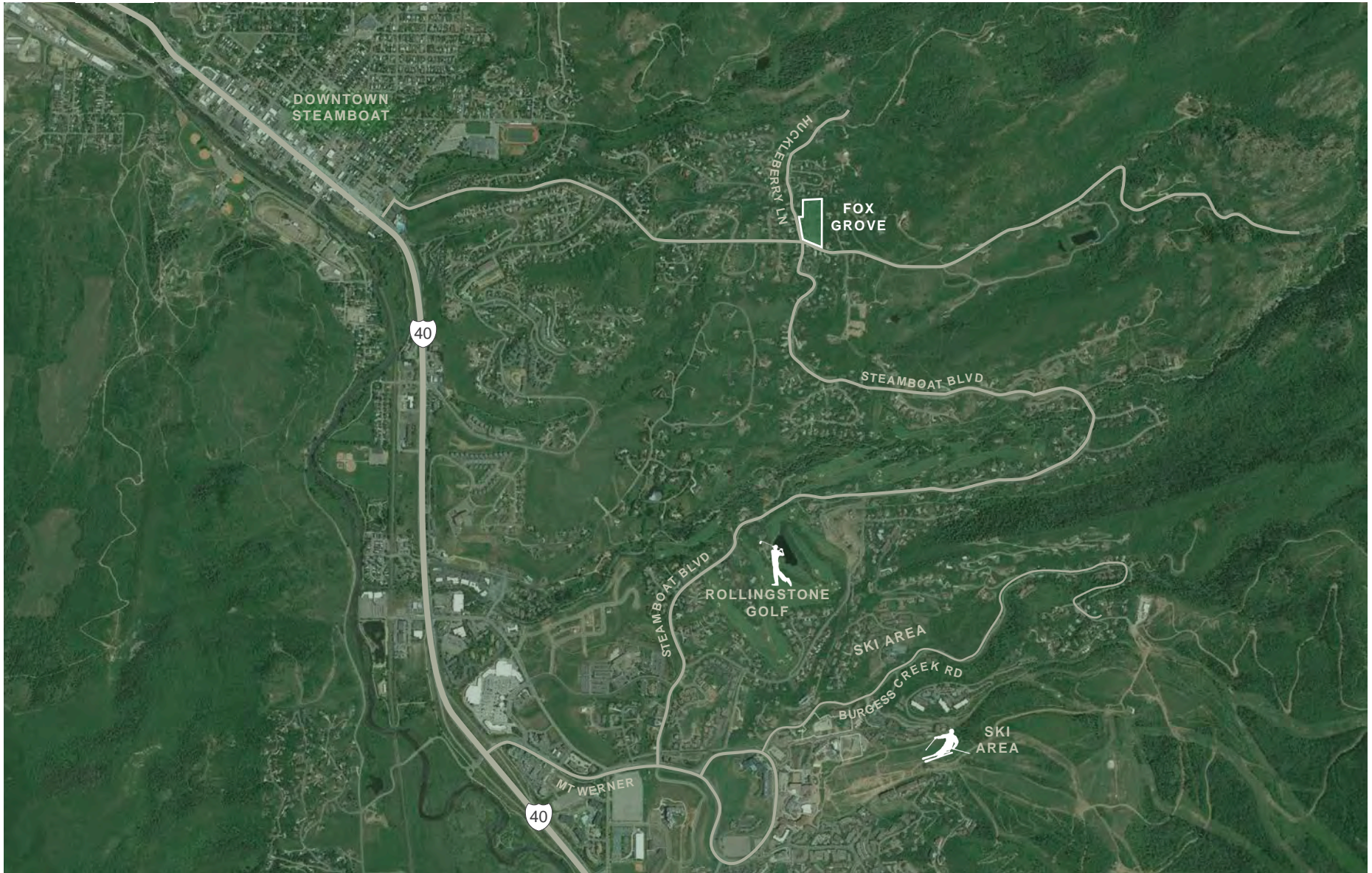
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LOCATION



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## STEAMBOAT SPRINGS, CO

Steamboat Springs, also known as Ski Town USA®, is part of the Yampa Valley and is a 3-hour drive from Denver. From skiing and fly fishing, to camping, hiking, rodeos and golf, Steamboat Springs is a destination for year round activities. Steamboat is best known for its epic skiing, with an average of over 330” of Champagne Powder® each winter. Besides skiing, Steamboat is also known for its other vibrant seasons, its gourmet restaurants, fashionable shopping, arts and culture, and its western heritage. With a population of about 12,000, the American West is alive and well in Steamboat Springs with its strong economic base grounded in agriculture and tourism. The town offers 4 golf courses, endless hiking, biking and riding terrain, and the beautiful Yampa River flowing through town. Steamboat is a unique mountain town with a true sense of community, a family friendly place enriched by a diverse economy and rooted in its western heritage.





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PHOTOS



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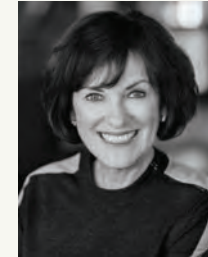




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HUCKLEBERRY & FISH CREEK FALLS RD  
STEAMBOAT SPRINGS, CO



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