



Ski-in, ski-out in high demand

Twin Ski Trail Lane townhomes sell for combined \$10.7 million

Steamboat Springs — The secluded Ski Trail Lane neighborhood, quiet for decades, has been the scene of notable real estate sales activity this winter.

Both halves of a ski-in, ski-out duplex organized as a townhome subdivision sold this month for \$5.4 million and \$5.3 million, respectively. And duplex lots in the neighborhood are listed for nearly \$2 million.

David Baldinger Jr., a principal in Steamboat Village Brokers, brought the buyer for the \$5.4 million unit purchased by Stephen and Janet Zide of Old Greenwich, Conn. Bridget Asbury of Colorado Group Realty brought the buyer for the \$5.3 million home purchased by the Hugh Grant Revocable Trust based in St. Louis, Mo.

The homes were developed by Florida-based Realtor Doug Martel, who owns a home in Steamboat Springs.

Ski Trail Lane, although technically not a one-way street, is most easily accessed from the west off Val d'Isere Circle.

The new owners will drive beneath the Steamboat gondola to reach their homes. They are situated between the gondola lift line and the new Christie Peak Express chairlift.

Asbury said Grant committed to the 6,277-square-foot home when it was still being framed by Weitz Construction of Glenwood Springs and Denver.

“He just happened to be in town last Christmas for the first time in 10 years,” Asbury said. “He’s very astute and believes Steamboat will continue to grow. He never even looked at another property.”

Baldinger Jr. said scarce duplex lots near the base of the ski area are also highly sought-after. He has a 0.65-acre lot on nearby Poma Lane listed for \$1.9 million. His colleague, Cindy Rogers, has another lot on Ski Trail Lane listed for the same price.



Baldinger Jr. said that earlier this year another Realtor sold a vacant lot on Ski Trail Lane for \$1.375 million. And an existing A-frame home with wings on either side sold for \$1.5 million. It dates from the late 1960s, he said.

Arlene Zopf at Steamboat Village Brokers confirmed she has a nearly completed duplex home by Mike Roberts of Habitat Construction under contract at a price close to its asking price of \$4.3 million. There is strong demand for the most expensive properties in Steamboat right now, she said.

“We are hearing from a lot of buyers who want that really nice property, and the price doesn’t seem to be an object,” she said. “I have a lady from Texas coming this weekend and she only wants to look at ski-in, ski-out properties — only the best.”

Although the Habitat home is under contract, Zopf said she still fields one or two inquiries about it every week.

Asbury said she thinks the high demand for ski-in, ski-out homes in Steamboat can be attributed in part to the fact that there are so few single-family or duplex units that fit that description.