

**31095 E HWY 40**

BELLA VISTA ESTATE





# INTRODUCTION

Bella Vista Estate is perched above Steamboat Springs with views that span from the Flat Top Mountains all the way across the glorious Yampa Valley. This one-of-a-kind property is situated on 6 acres with multiple residences and abundant amenities.

Whether Bella Vista is operating in its current capacity as a premier wedding venue, retreat, and family reunion destination or as a private family compound, the possibilities are endless!

Located only minutes from the world-famous slopes of the Steamboat Ski Resort and at the gateway to endless acres of public land, recreation is plentiful. Rabbit Ears Pass is famous for its epic snowmobiling, the bottomless powder afforded by backcountry skiing, iconic mountain bike trails, and unparalleled access to nature. The current owners have been diligent stewards, curating an environment to make the estate an incomparable five-star retreat. Bella Vista is ready for new ownership to impart their unique vision and create a legacy of memories for years to come.



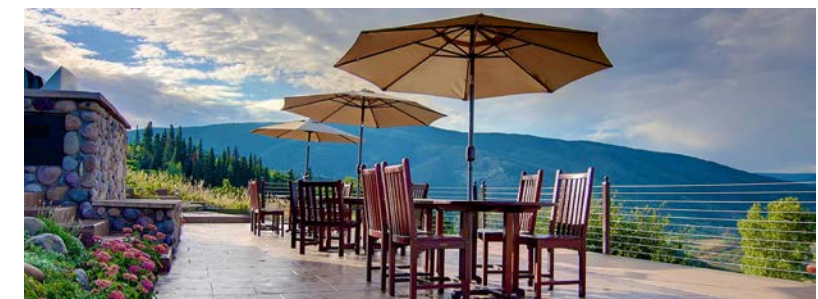
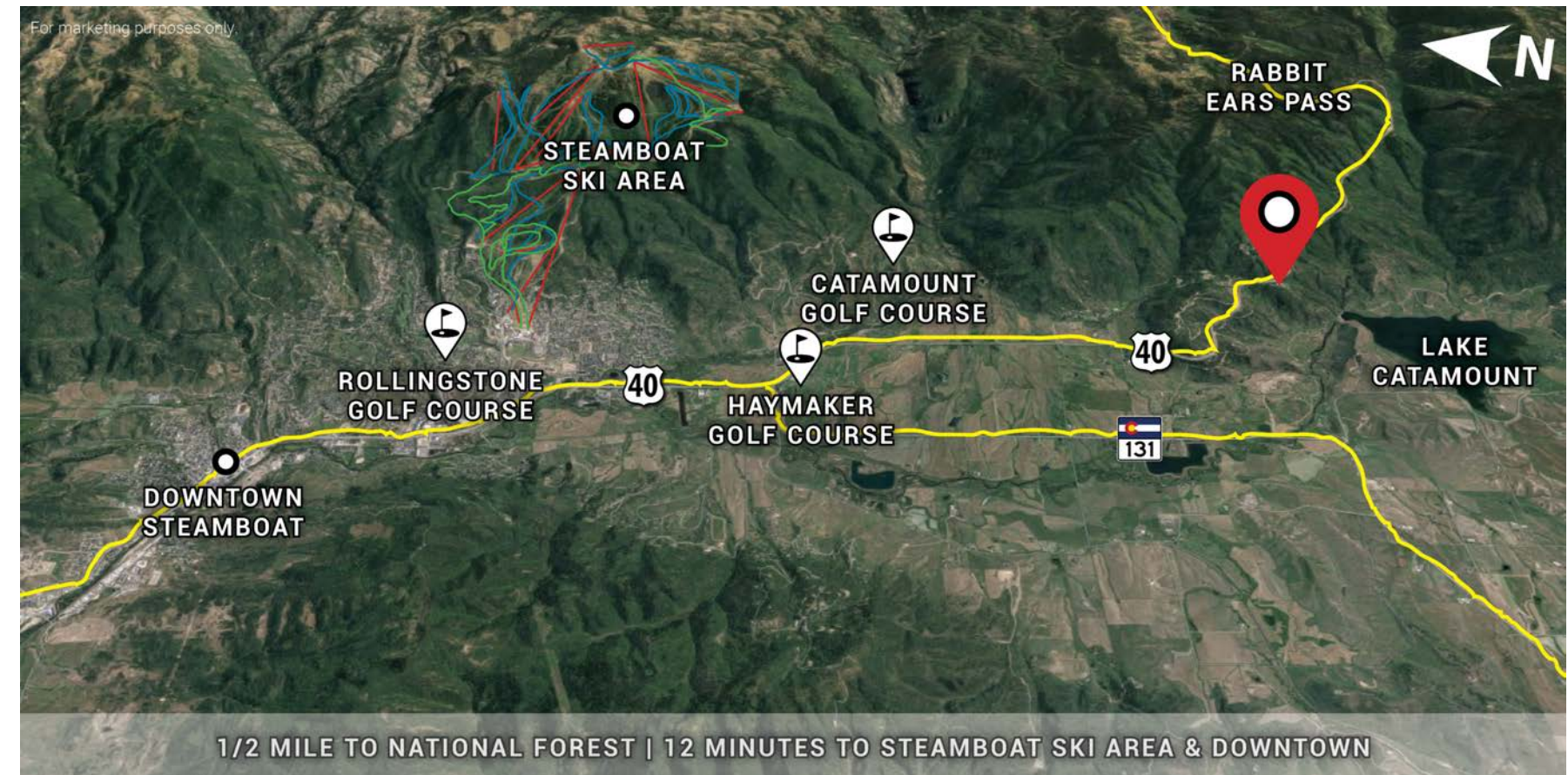


# THE LOCATION

Set upon a bluff overlooking the verdant South Valley with inspiring lake and mountain views, Bella Vista Estate is a retreat like no other. Commanding views and sheer sense of place of this magnitude are often associated with remote and hard to reach locales; that could not be further from reality at Bella Vista. Located 10 minutes' drive time from the thriving resort and ranching community of Steamboat Springs, Bella Vista provides peace and privacy in conjunction with a treasure trove of nearby amenities and conveniences. Steamboat Springs is a true 4-season destination widely regarded for the 'champagne powder' skiing in the winter, abundant fishing options, most notably on the Yampa and Elk Rivers, extensive mountain biking trails, hot springs, snowmobiling, and big game hunting among the myriad of other options for outdoor enthusiasts. In addition to the full array of options for the adventure seeker, the dining options in the valley are second to none, from warm and welcoming diners to the most exquisite of fine dining.

The Steamboat Springs area is serviced by Yampa Valley Regional Airport with daily direct flights connecting in Denver year-round and a host of direct flights in winter months from all over the country including Los Angeles, Dallas, Chicago, Houston, Seattle and Washington DC among others. Business and executive aircraft travel is accommodated by Atlantic Aviation.

Drive time from Denver is approximately 2:45 minutes.





# IMPROVEMENTS

The Bella Vista Estate consists of five separate residences with a total of 14 bedrooms, and the versatility to be used as a “family compound”, or as separate, private abodes. The five-bedroom Lodge is perched over the Yampa Valley with breathtaking views spanning from Lake Catamount, to the Flat Top mountains, and across the south valley. The drama and grandeur of the view must be seen to be believed. The Lodge boasts a newly renovated modern kitchen, expansive two-tiered stone deck, game room, and multiple gathering spaces to accommodate large groups. Original to the house, but painstakingly updated, The Grotto is a spacious, indoor hot tub room with floor-to-ceiling windows that encompass the epic views of the valley. Soaking in the Grotto feels like floating above the Yampa Valley.

The Cottages are two distinct accommodations, each with two bedrooms. The lower level is ADA compliant with a renovated spa-style bathroom, while the upper residence features a wood burning fireplace and a picture window that perfectly frames Lake Catamount.

Named for the views it so perfectly captures, the Overlook is a three bedroom home with an ample covered deck overlooking the property and sprawling valley below. Tall windows and vaulted ceilings invite the outdoors in and emphasize the vista beyond. Serving as the property headquarters, the Overlook also contains a two bedroom caretaker apartment with a separate entrance, an office, and storage area.

## Additional Improvements:

Designed to function as an event venue as well as a getaway for family and friends, a recently constructed luxury bath house serves the outdoor spaces of the property and includes a staging area for caterers.

A freestanding shop/garage houses vehicles and equipment with room left over.



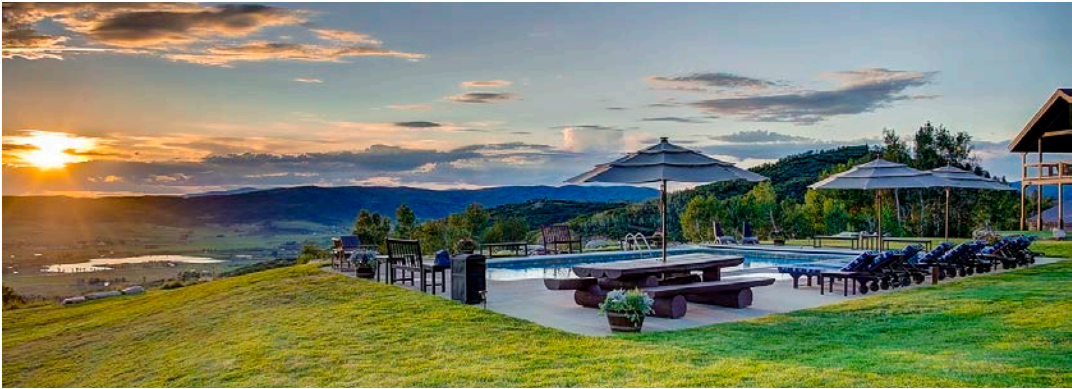


# THE LODGE

Main residence complete with full kitchen, game room, wet bar, laundry, one-of-a-kind jacuzzi grotto, and 1,700 sq ft back patio overlooking Lake Catamount. Sonos surround sound throughout Main Lodge, back patio, pool and tennis court.



Finished Square Feet:	5,519
Bedrooms:	Five
Bathrooms:	5 1/2
Sleeps:	12
Fireplaces:	Two
Year Remodeled:	2017, etc.
Heat Type:	Electric and hydronic baseboard heat





# THE COTTAGES

Two apartments each with two bedrooms, a kitchen, living/dining areas, and a deck overlooking the property & surrounding valley floor. The lower cottage is ADA accessible.



Finished Square Feet:	1,850
Bedrooms:	Four
Bathrooms:	3 1/2
Sleeps:	8 - 10
Fireplaces:	One
Garage Capacity:	One
Heat Type:	Electric and hydronic baseboard heat





# THE OVERLOOK

Versatile building with a 3BD/2BA residence with full kitchen and deck with panoramic views upstairs. The lower level houses a property manager apartment with 2BD and a kitchen, plus large commercial-type laundry, main office and storage areas.



Finished Square Feet:	2,640
Unfinished Square Feet:	575
Bedrooms:	Five
Bathrooms:	3 1/2
Sleeps:	8 - 10
Fireplaces:	One
Heat Type:	Baseboard heat





# THE BATH HOUSE

Men's and women's facilities with storage space and a 150sf covered caterer's area with lots of outlets and a dedicated 30 amp circuit. Electric heat and a total of 364sf round out the "bath house".



# UPGRADES

The current owner has taken pride in this property from the start of their ownership. Thoughtful upgrades have been put in place to create everlasting memories on site for years to come.

## 2017:

- Back Patio Concrete, Railing and Addition Project
- Great Room and Game Room Wood Flooring
- New Boiler in Lodge

## 2018:

- New Wood and Carpet Floors Throughout Estate

## 2019:

- Bath House
- UTV
- Resurface Tennis Court
- Master Suite Automatic Window Blinds
- Wainscoting Game Room
- Re-Design Landscape on Tennis Court
- Sod Lawn

## 2020:

- Leach Field Redone & Expansion for Bath House
- New Grotto Tile
- New David Chase Comfort Sofa Sleepers
- Cottage Closet Barn Doors
- Lodge Kitchen Barndoors
- Pool Equipment
- New Lawn Equipment
- New Thermometers

- Upgraded Sonos System
- New Mattresses Everywhere

## 2021:

- Cottage Bathrooms
- Master Bathroom
- Overlook Bathroom
- Yampa River Bathroom
- Doors and Trim in Master and Lower Cottage
- Cottage Kitchens Remodel with New Granite
- New Headboards

## 2022:

- New Concrete Pool
- Finish Landing and Railing Outside Master
- New Floors in Office
- New Windows in Cottages
- New Blinds in Cottages
- New carpets in Property Manager Apartment

## 2023:

- Lodge Kitchen Remodel





# AMENITIES

Bella Vista is a private, self-contained five diamond resort with experiences meant to create lifelong memories. A spacious in-ground pool is the hub of summer activity and boasts a one-of-a-kind, spectacular view of the surrounding Yampa Valley. Complete with lights and a fountain, the pool sets the mood for outdoor parties and events. Tennis anyone? Enjoy an impromptu match on the regulation tennis court. In the evenings, toast s'mores around the fire pit while watching the stars come up over Lake Catamount.



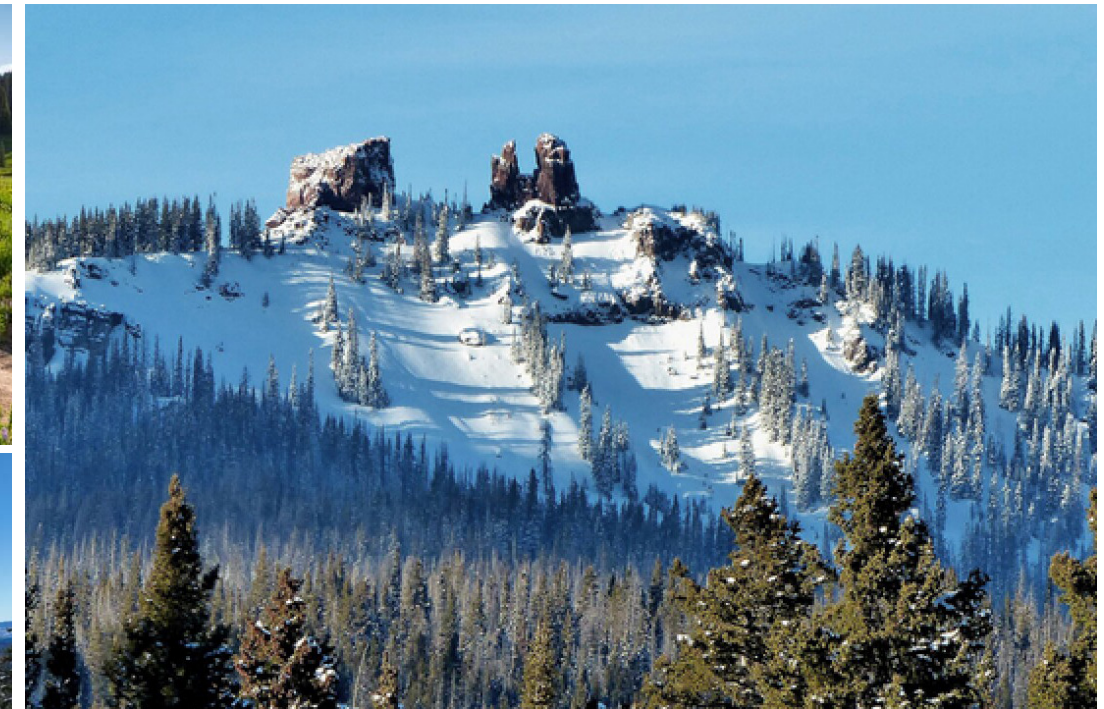
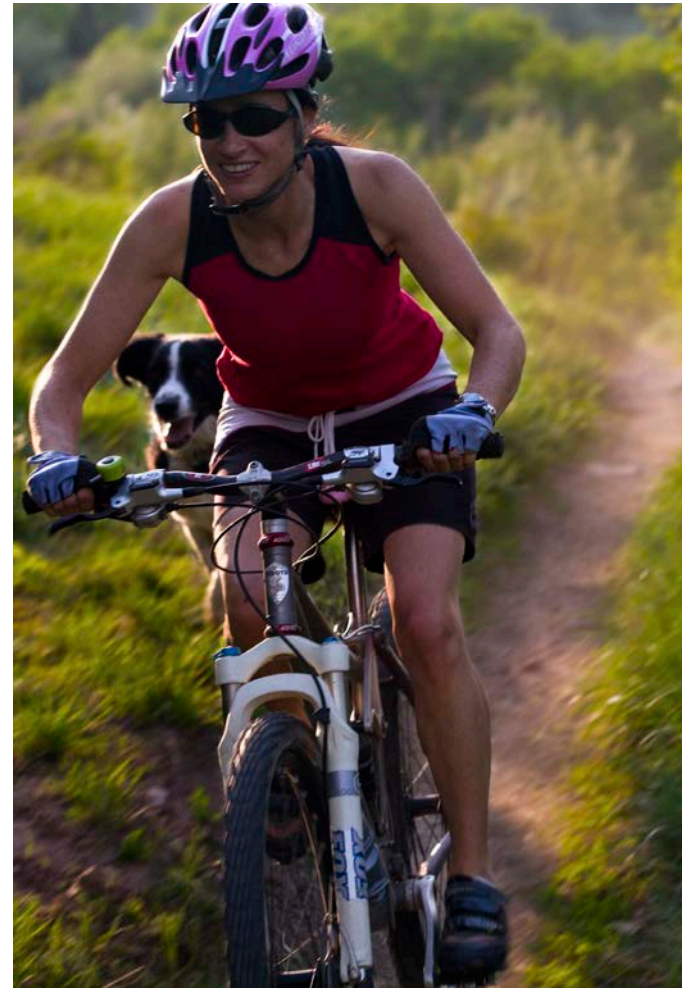
Acres:	6.01
Property Taxes 2022:	\$27,749
Sewer:	Septic
Water Source:	Central water system for the entire property secured by a decreed water right to the "Wood Spring and pipeline" in the amount of .077 cfs or 35 gallons per minute for irrigation, domestic, and stock water. One domestic and two irrigation (1,500 gal. each) water storage tanks.
Freestanding Shop:	Room for work vehicles, trailers, boats
Amenities:	Central sound, pool, regulation tennis court, 14-passenger shuttle, and Suburban work vehicle for the property manager





# RECREATION

Bella Vista is located on Rabbit Ears pass and is a gateway to a wide variety of year-round recreational opportunities. Whether you're seeking adventure or simply looking to relax in nature, there's something for everyone on this breathtaking mountain pass. During the winter months, Rabbit Ears Pass transforms into a winter wonderland and is a sought-after destination for world-class snowmobiling. Explore the backcountry on groomed cross-country skiing trails, or skin up to untouched powder slopes. In the summer, visitors can hike or mountain bike along the scenic trails, or simply take in the fresh mountain air. Bella Vista serves as an ideal basecamp to explore the outdoors.





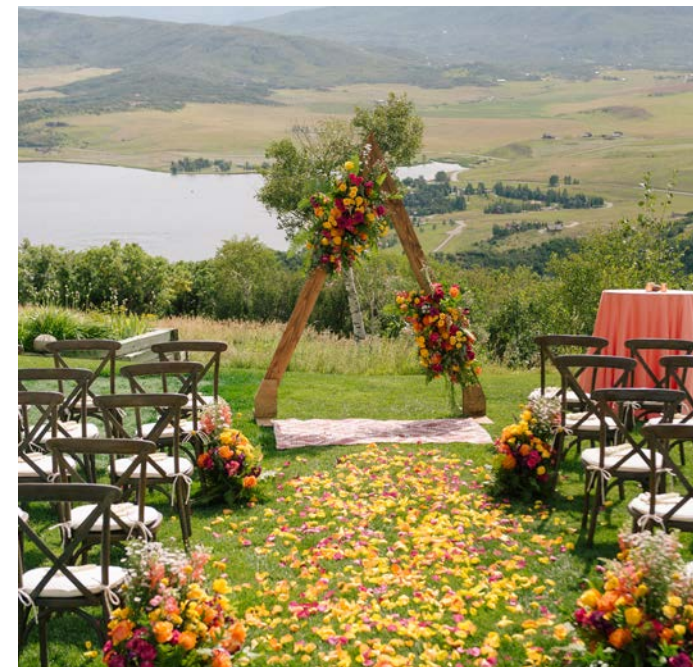
# INVESTMENT

Capitalizing on the most unique and awe-inspiring view in Colorado, current ownership has established Bella Vista as one of Colorado's premier vacation homes and destination wedding venues. The stage is set for the next operator to hit the ground running. Well over \$1,000,000 in capital improvements allows new ownership to focus on growing the established brand with minimal interruptions. Bella Vista is uniquely positioned to take advantage of Steamboat's new national recognition as a premier winter and summer destination.

Alterra Mountain Company is well into their \$250 million dollar capital improvement projects at the Steamboat Springs Ski Resort and the IKON pass continues to expand the worldwide awareness of the Yampa Valley. With continued restrictions on short term rentals in mountain towns, the zoning approvals at Bella Vista offer a long term market advantage for the lifetime of the property. This is a one of a kind offering in the Yampa Valley.



# VENUE WITH VIEWS





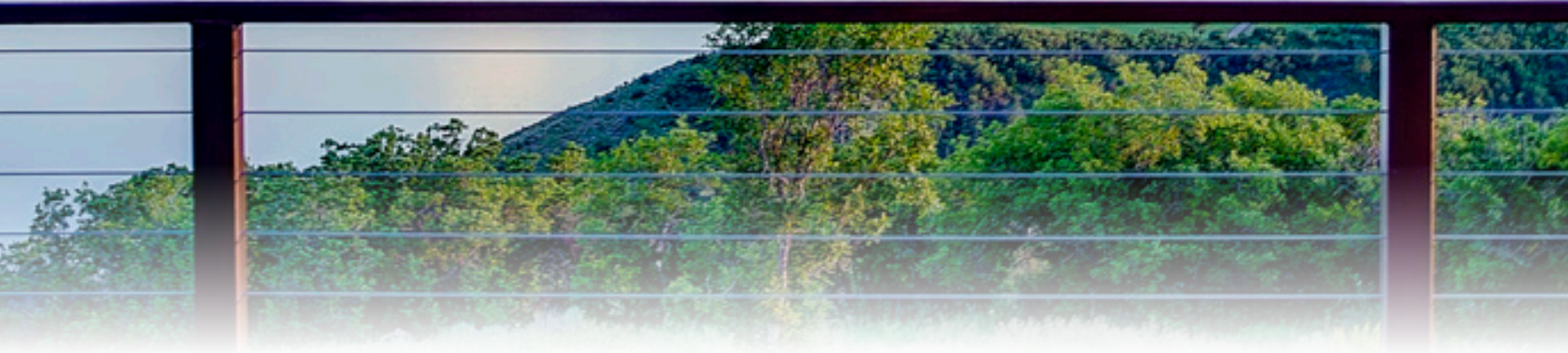
# SUMMARY

Located in a setting that has to be seen to be fully appreciated, Bella Vista offers incomparable views, a location that is impossible to replicate, and facilities that have been meticulously and thoughtfully managed and upgraded. The next chapter in the storied history of Bella Vista is in the hands of the new owners; be that a private retreat to be enjoyed among family and friends, continued commercial operations hosting events that will forever hold a special place in the hearts of all those who attend, some hybrid of the two, or another concept reliant on a location that inspires awe in all who have had the chance to enjoy it.

Acres:	6.01
Total Square Feet:	10,000 +/-
Bedrooms:	14
Bathrooms:	11 full bathrooms, 3 half bathrooms
Sleeps:	28
Fireplaces:	Four, wood-burning
Kitchens:	Five
Residences:	Five
3 Distinct Structures	
PUD approvals for events up to 200 guests.	







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