

\$175,000 - 1189 Gcr 412, Granby

MLS® #24-1289

\$175,000

0 Bedroom, 0.00 Bathroom,
Land on 1.00 Acres

TRAIL CREEK ESTATES, Granby, CO

This 1.0 acre Trail Creek Estates homesite offers views of Trail Mountain, the beautiful valley and ranches below and is less than 1/2 mile to the Arapaho Nat'l Forest for hiking, atv, snowmobiling and hunting. The home was lost in the East Troublesome Fire of 2020 and the lot was cleared and the well and septic systems have been inspected and verified to be in working order, an added value of \$50-\$60K.

With the driveway in on this site affords a very easy to build location for your refuge in the mountains. No HOA and STR's are allowed.



Essential Information

MLS® #	24-1289
Price	\$175,000
Bathrooms	0.00
Acres	1.00
Type	Land
Sub-Type	Vacant Land/Acreage
Status	Active

Community Information

Address	1189 Gcr 412
Area	Grand Lake Area
Subdivision	TRAIL CREEK ESTATES
City	Granby
County	Grand
State	CO

Zip Code 80446

Amenities

Amenities Hunting
Parking Addl Parking
View Mountain(s)

Exterior

Lot Description Public Land, Sloped, Trees

School Information

Elementary Granby
Middle East Grand
High Middle Park

Additional Information

Date Listed July 7th, 2025

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