

\$899,000 - 56 Gcr 4035, Grand Lake

MLS® #24-804

\$899,000

4 Bedroom, 3.00 Bathroom, 2,432 sqft

Single Family Res on 0.26 Acres

COLORADO ANGLERS CLUB, Grand Lake, CO

Brand New Construction - to be built! This is your opportunity to buy a brand new house with Mountain Views. Just 1.5 miles from the National Forest with views to the West and North. This four bedroom, three bathroom home will fit everyone. Both a family room and living room are included in this reverse floor plan. Two large decks to soak in the sun and admire the views. Custom wood floors and trim, a master suite with a view, three guest bedrooms with two additional baths. Beautiful tile in the bathrooms with solid counter tops. Vaulted ceilings in the great room with a luxury kitchen. Cozy up to the fireplace in the winter or just turn on the in-floor heat. Garage is finished and heated for your toys. See the documents tab for the floor plans. Close to the Nat. Forest where you can recreate with snowmobiles, bikes, motorbikes, camp, hike and more. You are an easy distance to Lake Granby where you can bring your kayak or fishing rod (winter or summer) and get back to the house in ten min. without a car. Rocky Mountain Nat. Park is just five miles up the road past the scenic Town of Grand Lake where you can find fine restaurants, shops, music and live theater in the summer. Don't miss out on this luxury home. This house is to be built when put under contract. Pictures are sample photos.

Built in 2024



Essential Information

MLS® #	24-804
Price	\$899,000
Bedrooms	4
Bathrooms	3.00
Full Baths	1
Square Footage	2,432
Acres	0.26
Year Built	2024
Type	Single Family Res
Sub-Type	Single Family Residence
Style	Two Story
Status	Active

Community Information

Address	56 Gcr 4035
Area	Grand Lake Area
Subdivision	COLORADO ANGLERS CLUB
City	Grand Lake
County	Grand
State	CO
Zip Code	80447

Amenities

Amenities	Snow Removal
# of Garages	2
View	Mountain(s)

Interior

Interior Features	Ceiling Fan(s), Fireplace, Master Suite, New Paint, Vaulted Ceiling(s), Wet Bar
Heating	Radiant, Natural Gas
Fireplaces	Living Room

Exterior

Lot Description	Sloped, Trees, Back Yard, Front Yard, Native Plants, Views
Windows	Double Pane Windows
Construction	Frame, Rock

Additional Information

Date Listed June 21st, 2025

HOA Fees 300

HOA Fees Freq. Annually

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