

\$1,399,000 - 461 Balsh Boulevard, Fraser

MLS® #25-1103

\$1,399,000

5 Bedroom, 4.00 Bathroom, 3,536 sqft

Single Family Res on 0.85 Acres

WINTER PARK RANCH, Fraser, CO

Investment Opportunity- low maintenance, fully turnkey home in the desirable Winter Park Ranch - 5 bedrooms / 4 ensuite bathrooms, 3500+ sf with multiple entertaining areas, 2 fireplaces, new wrap around deck, paved driveway, garage, hot tub, sauna, views, yard, trees and more! Spacious main level with tall windows providing views and light, updated kitchen, gas fireplace and 2 ensuite bedrooms. Lower level has 2 more ensuites, bunk room, & entertaining area with fireplace and mini kitchen that could become a fully-equipped private suite, game room or more rooms. This fantastic layout provides privacy & comfort for all and make it a perfect, vacation home or high performing rental. On nearly an acre it offers a rare combination of seclusion and easy access to town, trails and nearby bus. Whether you're enjoying dinner al fresco, unwinding in the hot tub, or lounging with a drink by the fire pit, this home is built for year-round outdoor fun as well.

Built in 1997

Essential Information

MLS® #	25-1103
Price	\$1,399,000
Bedrooms	5
Bathrooms	4.00
Square Footage	3,536
Acres	0.85



Year Built	1997
Type	Single Family Res
Sub-Type	Single Family Residence
Style	Multi-Level
Status	Active

Community Information

Address	461 Balsh Boulevard
Area	Winter Park Area
Subdivision	WINTER PARK RANCH
City	Fraser
County	Grand
State	CO
Zip Code	80442

Amenities

Amenities	Spa/Hot Tub, Laundry, Storage, Owners Closet
Utilities	WI-FI, Internet Available
Parking	Addl Parking, Garage Door Opener
# of Garages	2
View	Mountain(s)

Interior

Interior Features	Ceiling Fan(s), Eat-in Kitchen, Fireplace, Master Bedroom, Master Suite, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s)
Heating	Forced Air, Natural Gas
Fireplaces	Family Room, Living Room

Exterior

Exterior	Gas Grill, Garden Area
Lot Description	Trees, Back Yard, Front Yard, Level, Many Trees, Native Plants, Near Public Transit, Paved, Private, Secluded, Views, Wooded
Construction	Concrete, Moss Rock

School Information

Elementary	Fraser
Middle	East Grand
High	Middle Park

Additional Information

Date Listed July 29th, 2025

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