

\$820,000 - 1369 Gcr 64, Grand Lake

MLS® #25-1139

\$820,000

4 Bedroom, 3.00 Bathroom, 2,830 sqft

Single Family Res on 0.26 Acres

Y-LEE, Grand Lake, CO

Spacious Mountain Retreat on a Corner Lot Near Lake Granby.

Unique opportunity: motivated seller with special financing available. Inquire now!
this one won't last long!***

Welcome to your mountain getaway nestled in the heart of Grand County, just up the hill from Lake Granby and minutes from Grand Lake Village. This spacious 4-bedroom, 2.25-bathroom home features a versatile layout with a large bonus room upstairs—perfect for additional sleeping space, a playroom, or a game room. The story-and-a-half design offers plenty of room for gathering while still maintaining cozy, private spaces throughout.

The inviting primary suite boasts its own private porch entrance, a gas fireplace, and a beautifully tiled walk-in shower—your personal sanctuary after a day of adventure. Enjoy true Colorado living on the oversized, fenced corner lot with room for yard games, storing your toys, or simply relaxing under the trees while watching wildlife wander by.

Step outside and you're moments away from hiking and biking trails in summer, and cross-country skiing or snowmobiling in winter. Just down the hill, you'll find Beacon Landing Marina where you can rent a boat or try your hand at fishing. This location also shines in the winter with the famous Three Lakes Ice Fishing Tournament and access to hundreds



of miles of snowmobiling trails.

Inside, the home comfortably accommodates 10+ guests, making it an ideal setting for holiday gatherings. Two cozy gas fireplaces and a large formal dining area set the scene for memorable evenings. The attached two-car garage offers convenience year-round, and the oversized lot allows room to expand the house or simply enjoy your peaceful nature sanctuary as-is.

This home has been a well-maintained and successful short-term rental, offering flexibility whether you're looking for a full-time residence, vacation home, or investment opportunity.

Surrounded by three lakes, two ski resorts, three golf courses, and endless rivers and trails, this property offers the ultimate in outdoor recreation or simply a quiet place to curl up by the fire and take in the mountain serenity. Just 5 miles from downtown Grand Lake and the entrance to Rocky Mountain National Park, come experience the beauty of the changing seasons and start making your own Purple Mountain Majesty memories that last a lifetime.

Built in 1962

Essential Information

MLS® #	25-1139
Price	\$820,000
Bedrooms	4
Bathrooms	3.00
Full Baths	1
Half Baths	1
Square Footage	2,830
Acres	0.26
Year Built	1962

Type	Single Family Res
Sub-Type	Single Family Residence
Style	Story & 1/2
Status	Active

Community Information

Address	1369 Gcr 64
Area	Grand Lake Area
Subdivision	Y-LEE
City	Grand Lake
County	Grand
State	CO
Zip Code	80447

Amenities

Amenities	Laundry, Storage, Owners Closet
Parking	RV Parking, Addl Parking
# of Garages	2

Interior

Interior Features	Eat-in Kitchen, Fireplace, Master Bedroom, Master Suite
Heating	Baseboard, Natural Gas
Fireplaces	Master Bedroom, Living Room

Exterior

Exterior	Dog Run
Lot Description	Crn/Cul de Sac, Level, Trees, Corner Lot, Front Yard, See Remarks
Construction	Frame, Log

School Information

Elementary	Granby
Middle	East Grand
High	Middle Park

Additional Information

Date Listed	August 7th, 2025
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Listing information last updated on October 22nd, 2025 at 9:45pm MDT