

\$1,299,000 - 112 Gcr 4035, Grand Lake

MLS® #25-1258

\$1,299,000

5 Bedroom, 6.00 Bathroom, 3,057 sqft

Single Family Res on 0.26 Acres

COLORADO ANGLERS CLUB, Grand Lake, CO

Elegant custom home just min. from Lake Granby! This masterfully designed home could easily accommodate two families or a family and a set of In-Laws. The upstairs Great Room is wide open with vaulted ceilings and takes up half of the floor. This floor includes a luxury kitchen with beautiful granite counters and an island big enough for multiple cooks in the kitchen. The pantry is right off the kitchen with a rustic barn door to close off the clutter. The Dining area is just off the kitchen and has plenty of room for even the largest table. The Living Room is so spacious there is room for a game table and a reading nook as well as a large seating area around the fireplace. The custom mantle and Rock accents make this room special. There are two primary suites on this floor. Both with plush carpet, a walk-in closet, and attached baths. The primary baths have a large walk-in shower with custom tile work and a double vanity with plenty of light. There is an additional large guest bedroom with lush carpet and sunny windows that uses the richly finished guest bath. The laundry on this level is cleverly hidden behind a barn door and has plenty of room for storage.

The lower level has an entry with a door that can lock off the downstairs living area to make a guest or In-Law suite. The downstairs has a large family room with a half bath and an outside door for access. The wet bar is so much more than an bar and has a wine cooler



included. The two large bedrooms each have their own lavish baths with granite and tile throughout. The second laundry area is on this level so you don't have to haul laundry up and down the stairs. The whole house is covered with beautiful LVP flooring except the bedrooms, which all have plush carpet. The deck off the upstairs great room spans the entire front of the house and has access to driveway via an outside staircase. Under the deck there is a large patio for sitting in the shade. The views are of the lovely mountains of the National Forest. This location is 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. The HOA is active and provides road maintenance and underground water tanks for fire suppression. Dues as of 6/25 are \$400 per year. Short term rentals are allowed.

Essential Information

MLS® #	25-1258
Price	\$1,299,000
Bedrooms	5
Bathrooms	6.00
Half Baths	1
Square Footage	3,057
Acres	0.26
Type	Single Family Res
Sub-Type	Single Family Residence
Style	Two Story
Status	Active

Community Information

Address	112 Gcr 4035
Area	Grand Lake Area
Subdivision	COLORADO ANGLERS CLUB
City	Grand Lake
County	Grand
State	CO
Zip Code	80447

Amenities

Amenities	Snow Removal
Parking	Garage Door Opener
# of Garages	2
View	Mountain(s)

Interior

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

Exterior

Lot Description	Trees, Back Yard, Front Yard, Level, Native Plants, Views
Construction	Frame

Additional Information

Date Listed	August 30th, 2025
HOA Fees	400
HOA Fees Freq.	Annually

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Listing information last updated on October 22nd, 2025 at 9:45pm MDT