

# \$2,775,000 - 1145 Gcr 442, Grand Lake

MLS® #25-1283

## \$2,775,000

5 Bedroom, 5.00 Bathroom, 3,840 sqft  
Single Family Res on 14.98 Acres

SUBS AND OUTRIGHT EXEMPTIONS, Grand Lake, CO

Meticulously maintained log home set on 15 private acres overlooking Lake Granby. This legacy property offers unmatched privacy, endless recreation, and unforgettable gathering spaces for family and friends. The main residence features 5 spacious bedrooms and comes fully furnished, blending mountain charm with comfort. A guest apartment above the garage provides additional space for visitors. The home includes a 2-car attached garage plus a large detached shop—perfect for all your mountain toys and projects. Enjoy 2 miles of private walking and snowmobiling trails carved into the property. The expansive grounds are ideal for hosting family reunions, weddings, and celebrations all set against the backdrop of breathtaking views of Lake Granby and the Continental divide.

Built in 2005

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | 25-1283           |
| Price          | \$2,775,000       |
| Bedrooms       | 5                 |
| Bathrooms      | 5.00              |
| Square Footage | 3,840             |
| Acres          | 14.98             |
| Year Built     | 2005              |
| Type           | Single Family Res |



|          |                         |
|----------|-------------------------|
| Sub-Type | Single Family Residence |
| Style    | Two Story               |
| Status   | Active                  |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 1145 Gcr 442                 |
| Area        | Grand Lake Area              |
| Subdivision | SUBS AND OUTRIGHT EXEMPTIONS |
| City        | Grand Lake                   |
| County      | Grand                        |
| State       | CO                           |
| Zip Code    | 80447                        |

### Amenities

|              |                    |
|--------------|--------------------|
| Parking      | Garage Door Opener |
| # of Garages | 2                  |
| View         | Lake, Mountain(s)  |

### Interior

|                   |                                               |
|-------------------|-----------------------------------------------|
| Interior Features | Fireplace, Master Bedroom, Vaulted Ceiling(s) |
| Heating           | Hot Water, Radiant                            |
| Fireplaces        | Living Room                                   |

### Exterior

|                 |                          |
|-----------------|--------------------------|
| Lot Description | Trees, Landscaped, Views |
| Construction    | Log                      |

### Additional Information

|             |                     |
|-------------|---------------------|
| Date Listed | September 5th, 2025 |
|-------------|---------------------|

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