

\$875,000 - 104 Overlook Drive, Grand Lake

MLS® #25-1291

\$875,000

3 Bedroom, 2.00 Bathroom, 1,475 sqft
Single Family Res on 0.20 Acres

TIMBERLANE HEIGHTS, Grand Lake, CO

Log Home in a wooded setting along the Fishing Canal. Enjoy the sparkles on the open water year round while your friends on the lake look at ice for months. Lower level walkout can be finished as you like. This is co-listed with Mountain Lakes Properties Rockies R174487 Timberlane Heights: Lot 7, Block 1 #104 GCR 6525 <Ãž Here's a vivid description of the kind of home you're imagining:

****A Secluded Mountain Retreat by the Canal****

Nestled quietly along a winding canal just outside Grand Lake, this charming mountain home offers the perfect escape for nature lovers and solitude seekers. The property backs directly onto a tranquil waterway, ideal for casting a line at sunrise or watching trout ripple through the current from your private deck.

Surrounded by towering pines and aspens, the house is tucked away from the bustle of nightly rentals reserved only for long-term stays or private ownership. The setting is serene, with no neighbors in sight, and the only sounds are birdsong and the gentle splash of water.

timber beams, a stone fireplace, and panoramic windows A cozy reading nook overlooks the canal, while the open kitchen invites slow mornings and hearty meals after a



day outdoors.

You're just minutes from the entrance to **Rocky Mountain National Park**, with its endless trails and alpine lakes. The historic town of **Grand Lake** is a short drive away for groceries, dining, and summer theater. **Granby Ranch** is close enough for spontaneous ski days or mountain biking adventures, and **Winter Park** is only 45 minutes away for world-class slopes and apr  s-ski charm.

Whether you're dreaming of fly fishing at dawn, snowshoeing through quiet woods, or simply sipping coffee while elk wander past your window this home is your gateway to Colorado's wild heart.

Built in 1996

Essential Information

MLS� #	25-1291
Price	\$875,000
Bedrooms	3
Bathrooms	2.00
Square Footage	1,475
Acres	0.20
Year Built	1996
Type	Single Family Res
Sub-Type	Single Family Residence
Style	Chalet
Status	Active

Community Information

Address	104 Overlook Drive
Area	Grand Lake Area
Subdivision	TIMBERLANE HEIGHTS
City	Grand Lake
County	Grand

State	CO
Zip Code	80447

Interior

Heating	Forced Air, Natural Gas
Fireplaces	Living Room

Exterior

Construction	Frame, Log
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School Information

Elementary	Granby
Middle	East Grand
High	Middle Park

Additional Information

Date Listed	September 9th, 2025
HOA Fees	400
HOA Fees Freq.	Annually

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