

\$170,000 - 208 Gcr 4943, Grand Lake

MLS® #25-458

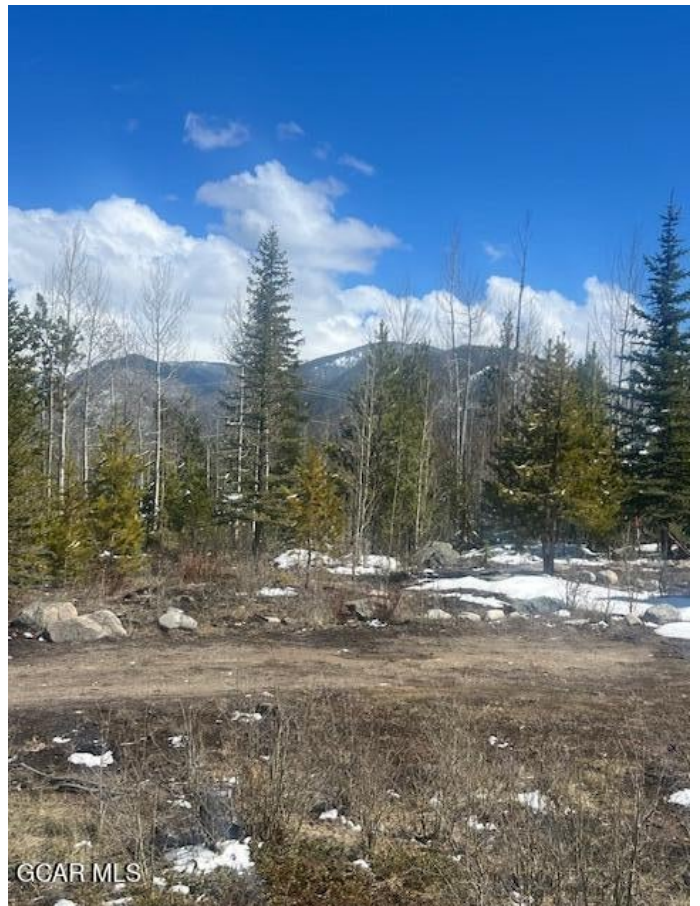
\$170,000

0 Bedroom, 0.00 Bathroom,
Land on 0.28 Acres

COLUMBINE LAKE, Grand Lake, CO

Own your slice of mountain paradise at beautiful Columbine Lake. This exceptional 0.28-acre property offers a rare opportunity to build your dream retreat in an idyllic setting. Nestled at the end of a very quiet cul-de-sac, this lot provides tranquility and privacy. Imagine waking up near the Columbine Creek, which this property overlooks. Within easy walking distance is the beach and boat launch area of Columbine Lake, perfect for boating, fishing, enjoying the lake views and creating memories. The community clubhouse is also within easy walking distance, offering an indoor pool & sauna, game room for socializing and areas for enjoying all the Columbine Lake community activities. Prepare to be captivated by the scenic views of the surrounding mountains. And for the outdoor enthusiast, adventure awaits just moments away - Columbine Lake is located just outside the entrance to the world-renowned Rocky Mountain National Park.

This property comes complete with a current property survey, soils assessment report, and topographical survey. The water and sewer fees are already paid for the current period. Columbine Lake and county requirements for house setbacks have been met. To further visualize and streamline the building process, there is already a completed lot plan and design for a 3-bedroom, 2-bath house with an attached two-car garage, which can be configured for a range of architectural styles (modern, rustic, mountain, etc.)



This isn't just land; it's a chance to create a haven where nature's beauty meets community harmony, with the added benefit of having essential planning already in place. Don't miss this unique opportunity to own within the Columbine Lake community. Contact us today for more information and to explore this exceptional property.

Essential Information

MLS® #	25-458
Price	\$170,000
Bathrooms	0.00
Acres	0.28
Type	Land
Sub-Type	Vacant Land/Acreage
Status	Active

Community Information

Address	208 Gcr 4943
Area	Grand Lake Area
Subdivision	COLUMBINE LAKE
City	Grand Lake
County	Grand
State	CO
Zip Code	80447

Amenities

Amenities	Game Room, Spa/Hot Tub, Meeting Room, Pool, Trash
View	Mountain(s)

Exterior

Exterior	Pool
Lot Description	Crn/Cul de Sac, Level

School Information

Elementary	Granby
Middle	East Grand
High	Middle Park

Additional Information

Date Listed	April 25th, 2025
HOA Fees	109
HOA Fees Freq.	Monthly

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