

\$949,000 - 222 & 236 Gcr 469, Grand Lake

MLS® #25-649

\$949,000

4 Bedroom, 3.00 Bathroom, 1,710 sqft

Single Family Res on 0.48 Acres

SHOREWOOD, Grand Lake, CO

Come see this Rocky Mountain Haven with stunning views from almost every room & the expansive wrap around deck! With 4 Bedrooms + and 3 Baths this Log Chalet-style Home also features a vaulted ceiling in the spacious Gathering Room, with a cozy rock fireplace to cozy up to after enjoying winter adventures. This Home also boasts a well appointed refurbished Bathroom on the main floor. The upper floor presents a cozy Loft Area & another sizeable Lounging Room with a skylight to watch the stars. The Lower Level provides you with an even larger Space for a Den, Office, Fitness Room or Hobby Room. There's also a fenced in back yard, an added large Shed & a playground situated on the extra included Parcel. This one really is a must see! This Mountain Retreat is conveniently located across from Shadow Mountain Lake, about 1 mile from the charming Village of Grand, right near a Marina, National Forest & Rocky Mountain National Park. A myriad of Outdoor Adventures are almost right outside your door, including Hiking, Nordic & Alpine Skiing, Fishing, Boating, Snowmobiling, Golfing. You'll be thrilled to watch the frequent Wildlife Visitors from your Deck, while having your morning coffee & taking in the extravagant sunsets in the evening. This well-maintained Mountain Home is move in ready for you to enjoy the comfort & bliss of the Colorado lifestyle, just right for you. There's even a Neighborhood Park to enjoy strolling in & you can watch the Fireworks from



your Deck. Nightly Rentals ARE ALLOWED in this friendly Community in an ideal location. Don't miss this superb opportunity!

Built in 1972

Essential Information

MLS® #	25-649
Price	\$949,000
Bedrooms	4
Bathrooms	3.00
Half Baths	1
Square Footage	1,710
Acres	0.48
Year Built	1972
Type	Single Family Res
Sub-Type	Single Family Residence
Style	Story & 1/2
Status	Active

Community Information

Address	222 & 236 Gcr 469
Area	Grand Lake Area
Subdivision	SHOREWOOD
City	Grand Lake
County	Grand
State	CO
Zip Code	80447

Amenities

Amenities	Cable TV, Laundry, Storage
Parking	Addl Parking, Garage Door Opener
# of Garages	1
View	Lake, Mountain(s)

Interior

Interior Features	Ceiling Fan(s), Eat-in Kitchen, Fireplace, Loft, New Paint, Open Floorplan, Remodeled, Self Clean Ov, Stove, Vaulted Ceiling(s)
Heating	Forced Air, Natural Gas

Fireplaces Living Room, Basement

Exterior

Exterior Dog Run, Fence
Lot Description Landscaped, Meadow, Trees, Back Yard, Few Trees, Gentle Sloping,
Other, Rectangular Lot, Views
Windows Double Pane Windows, Skylight(s)
Construction Log

School Information

Elementary Granby
Middle East Grand
High Middle Park

Additional Information

Date Listed May 26th, 2025
HOA Fees 125
HOA Fees Freq. Annually

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