

\$1,175,000 - 116 Fairview Lane, Granby

MLS® #25-729

\$1,175,000

3 Bedroom, 3.00 Bathroom, 2,715 sqft
Single Family Res on 0.17 Acres

GRANBY RANCH, Granby, CO

On the Granby Ranch Golf Course, this one is pin high! Idyllic setting with central a/c & a western orientation, this 3 bedroom gem overlooks the 15th green and enjoys a buffer space to the south that cannot be built on. Enjoy full membership benefits of Granby Ranch to include Clubhouse access with year-round, outdoor pool, ski passes, complimentary rounds of golf, fly-fishing as well as trail access for mountain biking & hiking! This mountain getaway has a thoughtful floor plan boasting 2 main floor bedrooms, one of which is the Primary Ensuite, lower level bunk room and a huge bonus family room which walks out to your own private hot tub and firepit. The oversized garage features extra clearance with a 7'6" entry, storage and a workbench. Act fast to make this mountain home your own!

Built in 2007

Essential Information

MLS® #	25-729
Price	\$1,175,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Square Footage	2,715
Acres	0.17
Year Built	2007



Type	Single Family Res
Sub-Type	Single Family Residence
Style	Multi-Level
Status	Active

Community Information

Address	116 Fairview Lane
Area	Granby Area
Subdivision	GRANBY RANCH
City	Granby
County	Grand
State	CO
Zip Code	80446

Amenities

Amenities	Cable TV, Game Room, Golf Course, Spa/Hot Tub, Lodge, Pool, Fitness Center
Utilities	Internet Available
Parking	Garage Door Opener
# of Garages	1
View	Mountain(s)

Interior

Interior Features	Ceiling Fan(s), Fireplace, Master Bedroom, Master Suite, Vaulted Ceiling(s), Walk-In Closet(s)
Heating	Forced Air, Natural Gas
Fireplaces	Living Room

Exterior

Lot Description	Landscaped, Close to Clubhouse, Corner Lot, Front Yard, Gentle Sloping, On Golf Course, Rectangular Lot, Sprinklers In Front, Views
Construction	Frame

School Information

Elementary	Granby
Middle	East Grand
High	Middle Park

Additional Information

Date Listed	June 5th, 2025
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HOA Fees 320.83

HOA Fees Freq. Monthly

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