

\$1,465,000 - 144 Clayton Court, Fraser

MLS® #25-782

\$1,465,000

3 Bedroom, 4.00 Bathroom, 2,200 sqft
Twnhm/Dup/MultiFam on 0.04 Acres

FRASER, Fraser, CO

144 Clayton Ct Unit 3, Fraser, CO
Modern Design. Mountain Living. Exceptional Opportunity.

Welcome to 144 Clayton Ct Unit 3, a stunning townhome in the highly anticipated Strom Townhomes development in Fraser, Colorado. Perfectly positioned on the banks of the Fraser River with sweeping views of Byers Peak and the Continental Divide, this newly constructed home blends sleek contemporary architecture with the warmth of mountain living. Whether you're enjoying your morning coffee to the sounds of the river or gearing up for a day on the slopes, this home offers the lifestyle you've been dreaming of.

Key Features

Enjoy enhanced privacy, abundant natural light, and unobstructed mountain and river views all from one of the most desirable homes in the development.

Spacious, Thoughtful Layout

This 3-bedroom +office, 3.5-bath home features an open-concept living area that effortlessly connects kitchen, dining, and living spaces ideal for entertaining or relaxing by the fire. The 9 foot ceilings in every space create a grand experience. This home can comfortably sleep 10 people

Better for you, Better for the Environment
Every space and material in this mountain



retreat was designed with the health of the owner and the planet in mind. Natural light, green materials, and a designated Peloton area encourage the active lifestyle, while upgraded insulation, high efficiency systems, and runoff filtration keep the earth and your wallet happy.

Modern, High-End Finishes

Experience clean, stylish design with upgraded quartz countertops, custom cabinetry, radiant in-floor heating, energy-efficient appliances, and upscale fixtures throughout.

Seamless Indoor-Outdoor Living

Floor-to-ceiling windows, a private riverside patio, and an upper deck let you enjoy the natural beauty of Fraser year-round.

Oversized 1-Car Garage

Ample storage for mountain gear, plus parking for two additional vehicles in the driveway.

Location Benefits

Ideal Setting in Fraser

Just minutes to Winter Park Resort, world-class skiing and snowboarding, as well as hiking and biking trails, fishing steps from your door, and Fraser's vibrant downtown with over twenty restaurants and bars.

Excellent Transportation Access

Only a three-minute walk to the Fraser Amtrak station with direct service to downtown Denver and Denver International Airport and on the bus line, allowing you to leave the car at home.

Strong Investment Potential

Short- and long-term rentals are permitted by both the HOA and the Town of Fraser, creating flexibility for personal use and income generation.

Smart, Sustainable Living
Designed for modern mountain lifestyles,
Strom Townhomes offer low-maintenance
living and efficient design that harmonizes with
the natural surroundings.

Don't Miss This Rare Opportunity
Whether you're looking for a full-time
residence, a second home, or a
high-performing investment property, this
riverside townhome delivers on every level.

Contact us today for more information, detailed
floor plans, or to schedule a private tour.
Limited inventory remaining.

Built in 2025

Essential Information

MLS® #	25-782
Price	\$1,465,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,200
Acres	0.04
Year Built	2025
Type	Twnhm/Dup/MultiFam
Sub-Type	Townhome/Duplex
Style	Multi-Level
Status	Active

Community Information

Address	144 Clayton Court
Area	Winter Park Area
Subdivision	FRASER
City	Fraser
County	Grand
State	CO

Zip Code 80442

Amenities

Parking Garage Door Opener
of Garages 1
View River, Mountain(s)
Is Waterfront Yes

Interior

Interior Features Ceiling Fan(s), Eat-in Kitchen, Fireplace, Master Bedroom, Master Suite
Heating Natural Gas, Radiant
Cooling Ceiling Fan(s)
Fireplaces Family Room, Insert

Exterior

Lot Description Views, Waterfront
Windows Double Pane Windows
Construction Frame

School Information

Elementary Fraser
Middle East Grand
High Middle Park

Additional Information

Date Listed June 11th, 2025
HOA Fees 225
HOA Fees Freq. Monthly

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