

\$939,000 - 310 Overlook Drive, Granby

MLS® #25-906

\$939,000

5 Bedroom, 3.00 Bathroom, 2,305 sqft

Single Family Res on 0.29 Acres

INNSBRUCK-VAL MORITZ, Granby, CO

Lease with option to buy & owner financing for up to 2-yr! Perched above the neighborhood with incredible 360-degree views, this beautifully maintained home offers peace, privacy, and mountain living at its finest. Enjoy a true mountain lifestyle with a "ski-in" location from the nearby Granby Ranch Ski Resort! Located in the sought-after Innsbruck community, enjoy multiple outdoor spaces—including a spacious front deck for relaxing and soaking in the scenery, and a private back patio. Inside, the main level includes a living room that flows into the kitchen and dining areas, with a door opening to the back patio for seamless indoor-outdoor living. The kitchen includes a breakfast bar and stainless steel appliances. You'll also find a private primary suite with en-suite bath, two additional bedrooms, a full bath, and access to the backyard. Downstairs, the finished basement provides added versatility with a large family room, 2 more bedrooms, a $\frac{3}{4}$ bath, laundry area, and access to the attached 2 car garage. This home has been thoughtfully updated throughout. Recent improvements include a retaining wall extension, extra drainage, pavement stones, and a wood storage box on the patio. A concrete and stone walkway wraps around 2 sides of the home. The balcony has been reinforced with new railings and fresh paint. The entire home inside and out has been recently painted. Storm/security doors were added to exterior entries, and stone edging accents the



driveway.

Interior upgrades include a radon mitigation system and a reverse osmosis water tank under the kitchen sink. All 3 bathrooms have been fully renovated. Enjoy hardwood flooring, new LVP flooring, and fresh paint. The garage/utility room features a new garage door and hardware, new furnace and thermostat, and new water filtration system. With a prime location near Granby's grocery store, post office, library, and other conveniences, this home offers the perfect blend of tranquility and accessibility.

Built in 2002

Essential Information

MLS® #	25-906
Price	\$939,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Square Footage	2,305
Acres	0.29
Year Built	2002
Type	Single Family Res
Sub-Type	Single Family Residence
Style	Multi-Level
Status	Active

Community Information

Address	310 Overlook Drive
Area	Granby Area
Subdivision	INNSBRUCK-VAL MORITZ
City	Granby
County	Grand
State	CO
Zip Code	80446

Amenities

Parking	Addl Parking, Garage Door Opener
# of Garages	2
View	Mountain(s)

Interior

Interior Features	Eat-in Kitchen, Master Bedroom, Master Suite, New Paint, Remodeled, Stove, Water Softner
Heating	Forced Air, Natural Gas

Exterior

Exterior	Garden Area
Lot Description	Landscaped, Trees, Xeriscaping, Back Yard, Front Yard, Garden, Gentle Sloping, Native Plants, Private, Views
Windows	Double Pane Windows, Skylight(s)
Construction	Improved Insul, Frame

School Information

Elementary	Granby
Middle	East Grand
High	Middle Park

Additional Information

Date Listed	June 25th, 2025
HOA Fees	302
HOA Fees Freq.	Annually

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