

\$199,000 - 35 Gcr 4911, Grand Lake

MLS® #25-949

\$199,000

0 Bedroom, 0.00 Bathroom,
Land on 0.64 Acres

SUN VALLEY RANCH, Grand Lake, CO

Forever unobstructed lake view of Sun Valley Lake, one of 2 private lakes north of Grand Lake. The front view looks south across the lake and back view looks north at Baker Mtn across the small pond. Sellers have proved this lot to be buildable with a county approved variance. The neighborhood is flourishing with many new homes 5 years after the East Troublesome Fire, a hard reality that this neighborhood is coming back better than ever. If you're wanting direct access to snowmobile and ATV trails, this is it. No need to trailer. Ride from home! Right across the street is lake access and on-shore boat storage. The lake association has a nominal fee for fishing rights. No HOA and short term rent if you want.



Essential Information

MLS® #	25-949
Price	\$199,000
Bathrooms	0.00
Acres	0.64
Type	Land
Sub-Type	Vacant Land/Acreage
Status	Active

Community Information

Address	35 Gcr 4911
Area	Grand Lake Area
Subdivision	SUN VALLEY RANCH

City	Grand Lake
County	Grand
State	CO
Zip Code	80447

Amenities

View	Mountain(s)
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School Information

Elementary	Granby
Middle	East Grand
High	Middle Park

Additional Information

Date Listed	July 17th, 2025
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