

\$524,000 - 850 Shady Ln, Estes Park

MLS® #1045553

\$524,000

3 Bedroom, 2.00 Bathroom, 2,159 sqft
Residential on 0.18 Acres

Bonnie Brae Add, Estes Park, CO

Double the Charm, Double the Opportunity
Why settle for one when you can have two?
This Duplex on Shady Lane offers flexibility and income potential in one smart package. Live in one unit full-time or make it your personal mountain getaway, then let the second unit help pay the mortgage. Or keep both as long-term rentals and grow your investment portfolio right here in Estes Park. Inside, warm wood tones and a wood stove insert create cozy comfort throughout the seasons. Storage is plentiful, with built-ins, generous closets, an unfinished storage room on the lower level, and an oversized one-car garage ready for your workshop or gear. Step outside and take in the views from the deck overlooking an open meadow, where elk and deer frequently wander by. Come summer, it's also the perfect perch for Estes Park's 4th of July fireworks show. The location couldn't be better! Stroll or bike to the 18-hole golf course, Stanley Park, Lake Estes, the Community Center, and downtown's vibrant shops, galleries, restaurants and watering holes. You're close to everything yet tucked in a peaceful setting. And beyond the appeal of everyday mountain living, this duplex delivers serious investment potential: dual income streams, long-term rental stability, and the chance to support the wonderful people who call Estes Park home year-round. Built in 1955 by the owner's family (one of the original homes on Shady Lane), the one bedroom, one bathroom lower level holds its classic roots. As



the family grew, so did the home, with an upper-level addition featuring a full kitchen, two bedrooms, a full bath, and laundry. Two-for-one never looked so good.

Built in 1955

Essential Information

MLS® #	1045553
Price	\$524,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Square Footage	2,159
Acres	0.18
Year Built	1955
Type	Residential
Sub-Type	Residential-Detached
Style	Contemporary/Modern
Status	Active

Community Information

Address	850 Shady Ln
Area	Estes Park
Subdivision	Bonnie Brae Add
City	Estes Park
County	Larimer
State	CO
Zip Code	80517

Amenities

Utilities	Natural Gas Available, Electricity Available, Cable Available
Parking	Oversized
# of Garages	1
Garages	Attached
View	Mountain(s)

Interior

Interior Features	High Speed Internet, Eat-in Kitchen, Stain/Natural Trim
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Appliances	Electric Range/Oven, Gas Range/Oven, Refrigerator, Washer, Dryer, Microwave
Heating	Forced Air, Baseboard, Zoned Heat, 2 or more Heat Sources
Cooling	Ceiling Fan(s)
Fireplace	Yes
Fireplaces	Insert, Living Room
# of Stories	2
Stories	Two

Exterior

Lot Description	Corner Lot, Level, Within City Limits
Windows	Window Coverings, Wood Frames
Roof	Composition
Construction	Wood/Frame, Wood Siding, Wood Shingle, Painted/Stained, Concrete
Foundation	Slab

School Information

District	Estes Park District
Elementary	Estes Park
Middle	Estes Park
High	Estes Park

Additional Information

Days on Market	8
Zoning	R

Listing Details

Listing Office	New Roots Real Estate
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