

\$635,000 - 401 W Meadow Mile (gcr 840) 1, Fraser

MLS® #2483636 Listing Office West and Main Homes Inc

\$635,000

2 Bedroom, 2.00 Bathroom, 1,035 sqft
Residential on 0.00 Acres

Sunnyside Flats at Winter Park Ranch, Fraser, CO

You are going to LOVE living at Sunnyside Flats - Winter Park Ranch's newest development. A true mountain lover's dream! Hop on the lift and hit the slopes - Winter Park Resort in less than 10 minutes away. Feel like a hike? You'll have plenty to choose from both locally and of course at Rocky Mountain National Park, just 40 minutes north. Soak up the sun and cool off at Grand Lake in the summer, less than an hour drive. Catch a Broncos or Rockies game by either taking the Amtrak straight from Fraser right to Union Station, or take a drive and be in Denver in just over an hour. Whatever adventure awaits you during the day, you'll find refuge at home up above the hustle and bustle of Hwy 40. Sunnyside Flats offers 360 degree views of the Rocky Mountains, the Continental Divide and the Arapahoe National Forest.

Choose from three different floor plans, all offering a variety of unique features to fit just about any lifestyle: "Flora" is equipped with a lock-off primary bedroom - perfect for investment and rental potential. Rent one side, both sides, or use the bedroom to secure your belongings for whenever you're craving a weekend in the mountains. On the upper level, "Evans" and "Torreys" both offer an additional bonus space, perfect for bunk beds or a home office. All homes come with a one car ATTACHED garage, an additional uncovered guest space, private patios/decks, and stunning views. We will offer upgrades



including hot tubs, fireplaces, modern and rustic finishes, and even fully furnished options for the busy buyer.

Check out Sunnysideflats.com for floor plans, site plan, views and more. We can't wait to have you as a neighbor at Sunnyside Flats!



Listing Courtesy of West and Main Homes Inc

Built in 2022

Essential Information

MLS® #	2483636
Price	\$635,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,035
Acres	0.00
Year Built	2022
Type	Residential
Sub-Type	Multi Family
Style	Contemporary, Low Rise
Status	Pending

Community Information

Address	401 W Meadow Mile (gcr 840) 1
Subdivision	Sunnyside Flats at Winter Park Ranch
City	Fraser
County	Grand
State	CO
Zip Code	80442

Amenities

Amenities	Parking
Utilities	Cable Available, Electricity Available, Electricity Connected, High Speed Internet Available, Phone Available
Parking	Asphalt

# of Garages	1
View	Meadow, Mountain(s), Ski Area

Interior

Interior	Vinyl
Appliances	Dishwasher, Freezer, Disposal, Microwave, Oven, Range, Refrigerator
Heating	Baseboard, Electric
Cooling	Other
# of Stories	1
Stories	One

Exterior

Roof	Architectural, Shingle
Construction	Frame, Wood Siding
Foundation	Slab

School Information

District	East Grand 2
Elementary	Fraser Valley
Middle	East Grand
High	Middle Park

Additional Information

Date Listed	October 7th, 2021
Days on Market	40
HOA Fees	350
HOA Fees Freq.	Monthly



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