

Grand County Estate

6.71 Acres

Grand County, CO

\$4,459,000



HAYDEN  OUTDOORS®

Activities & Amenities

ATV/Off Road

Land Details

Address: 180 Grand County Road 52,
Granby , Colorado 80446, USA

Closest Town: Granby

Total Acres: 6.71

Deeded Acres: 6.71

Leased Acres: 0.00

Zoning: Res

Elevation: 8000

Estimated Taxes: \$12,371 - 2024

Source of lot size: Assessor/Tax Data

Building Details

Homes: 1

Finished Sq. Ft.: 7179

Bedrooms: 4

Full Bathrooms: 5

Half Bathrooms: 2

Basement: Full finished

Parking Types:

Detached Garage

Attached Garage

Driveway

Outbuildings: 1

Types of Outbuildings:

Barn/ Shop with in floor heat and upstairs loft

Fence Type: Wood

Heating Systems:

Fireplace

Wood Stove

Waterfront Features:

Creek Flows Through The Property

Landscape Water Feature



About This Property

Discover an unparalleled living experience in this expansive 7,179-square-foot estate, set on 6.7 meticulously landscaped acres near Granby and Tabernash, CO. This custom-built home showcases exquisite masonry and woodworking, circular sawn Douglas fir wood floors, and a unique three-story turret room that climbs 40 feet high. Completely geothermal, this property combines luxury with sustainability.





Improvements

Step inside to find a grand living room with vaulted ceilings and an abundance of windows that offer breathtaking views of Rocky Mountain National Park. The gas fireplace adds warmth and ambiance to this inviting space, which seamlessly flows into the rustic kitchen, complete with granite countertops and open-plan design. The master bedroom is a private retreat, featuring its own deck, a luxurious five-piece en-suite bathroom, and a loft office. Downstairs, you'll find a cozy secondary living space with a wood-burning stove, a custom bar room, and a fully-equipped movie theater. This home is designed for both comfort and entertainment, with multiple outdoor living areas including 709 square feet of decks equipped with surround sound speakers. Enjoy the private gym, hot tub, and the serene sounds of a stream flowing just outside your door.

This estate offers a unique blend of luxury, comfort, and sustainability. With professional landscaping, pastures, aspen, and lodgepole forests, it provides a picturesque setting for outdoor activities. The barn/shop is insulated and features in-floor heating, offering ample storage and functionality. Located just 10 minutes from Winter Park Ski Resort and the charming towns of Granby and Winter Park, and only two hours from Denver, this property is a true mountain paradise, perfect for those seeking a blend of seclusion and accessibility. Don't miss the opportunity to make this exceptional estate your own, and create a lifetime of memories in one of Colorado's most beautiful locations.

**All information provided is deemed reliable but is not guaranteed and should be independently verified. Hayden Outdoors and its affiliates makes no representation or warranties as to the accuracy, reliability, or completeness of the information, text, property boundaries, graphics links or other items contained in any website, print, or otherwise linked to or from this website. The sale offering is made subject to errors, omissions, change of price, prior sale or withdrawal without notice.*







Hayden Outdoors

Buyer Process

BUYER QUALIFICATION: Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

PROPERTY SHOWINGS: With regards to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

REPRESENTATION OF OFFERS: Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

BROKER PARTICIPATION: Hayden Outdoors welcomes outside brokers to bring buyers to purchase our properties. We offer cooperating commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

EQUAL HOUSING: Hayden Outdoors is proud to be an Equal Housing Opportunity Brokerage. All real estate advertised is subject to the Federal Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."

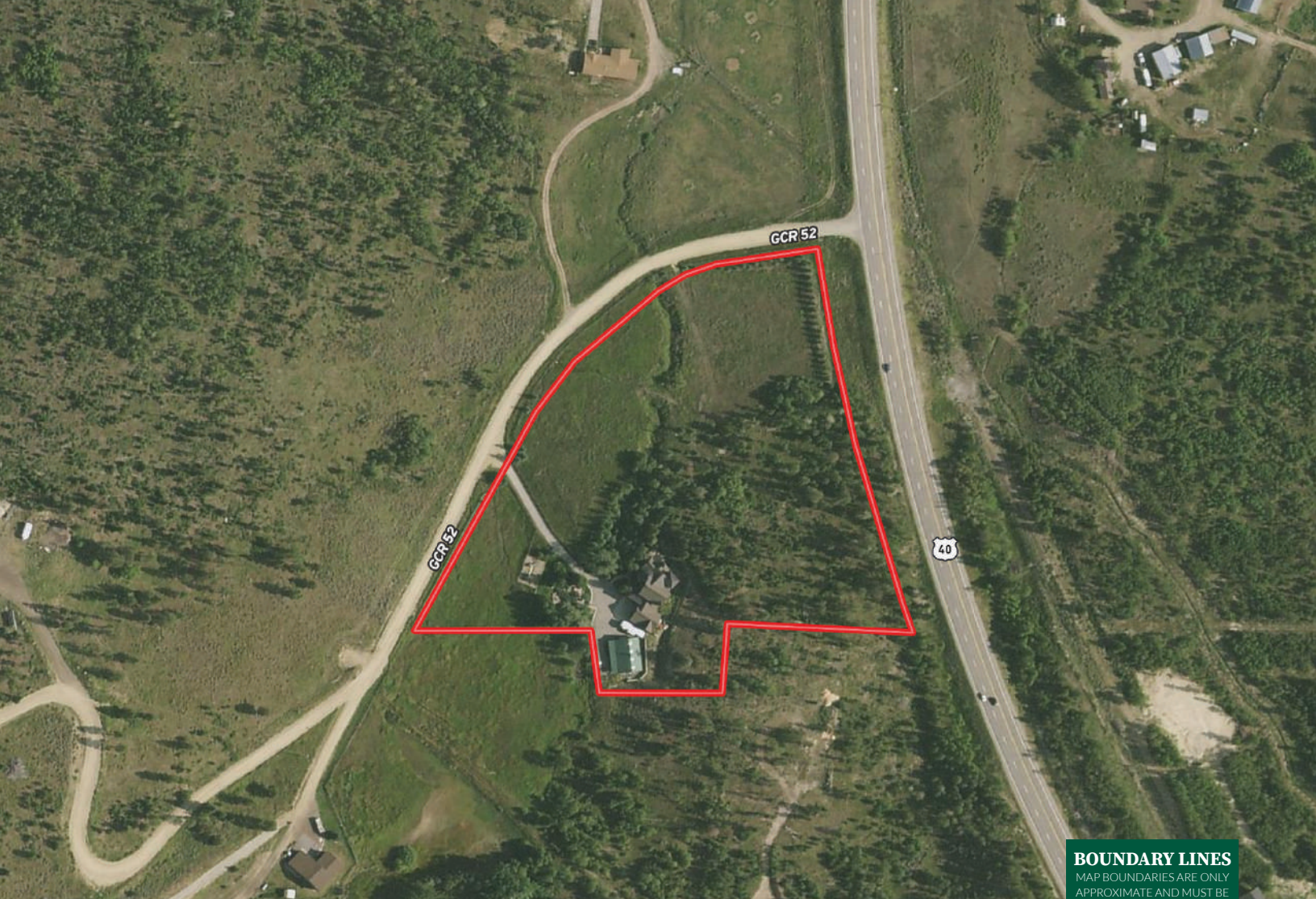


"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

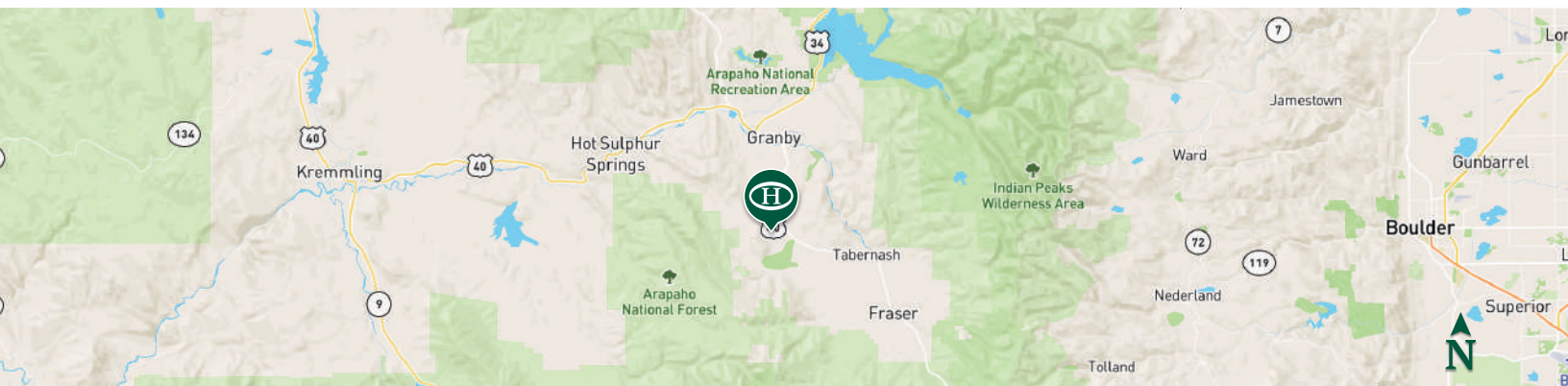
Scan to see more testimonials





 Boundary

BOUNDARY LINES
MAP BOUNDARIES ARE ONLY
APPROXIMATE AND MUST BE
VERIFIED FOR ACCURACY.



HAYDEN OUTDOORS.

FARM, RANCH & RECREATIONAL REAL ESTATE



Zack Wiese

📍 Licensed in CO & WY
✉ Zack@HaydenOutdoors.com
📞 970.889.3142



Dax Hayden

📍 Licensed in CO, KS, NE, NM, OK, & WY 📍
✉ Dax@HaydenOutdoors.com ✉
📞 303.619.6774 📞