

Lyons Million Dollar Views

37.47 Acres

Boulder County, CO

\$1,390,000



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Activities & Amenities

Cycling/Mountain Biking
Hiking/Climbing
House/Cabin

Land Details

Address: 952 Steamboat Valley Rd,
Lyons, Colorado 80540, USA
Closest Town: Lyons, Colorado
Total Acres: 37.47
Deeded Acres: 37.47
Elevation: 6160
Estimated Taxes: \$8,653 - 2023
Source of lot size: Assessor/Tax Data

Building Details

Homes: 1
Style of Home(s): Ranch with Walkout
Finished Sq. Ft.: 3976
Bedrooms: 4
Full Bathrooms: 4
Basement: Full finished
Parking Types: Driveway
Cooling Systems: Forced Air Cooling
Heating Systems: Fireplace & Forced Air



Property Summary

Million dollar views from this 37.5 +/- acre foothills property located just minutes from town high above Lyons, Colorado. Live and entertain in the 3976 square foot house and enjoy the views from the back deck and hot tub year round. You will never get tired of watching the mule deer roam as the altering seasons bring a change of scenery to the mountain landscape from the valley floor to the top of Long's Peak.





Land

This 37.5 +/- acre Northern Colorado Front Range property gives you the freedom of not having direct neighbors yet still having the amenities and conveniences of town close by.

Improvements

The stucco ranch style home boasts 3976 square feet of living space including a fully finished walkout basement. Entertain easily with great rooms both upstairs and down that incorporate floor to ceiling windows full of breathtaking views. The home includes two primary bedrooms (one upstairs and one down) each having their own private luxury bath. With four total bedrooms, four total bathrooms, and 2 offices there's plenty of room for everyone to spread out. And don't forget the large deck with hot tub that you can enjoy year round. Updates to the home include new interior paint and carpet. The kitchen appliances have been updated as well as a newer HVAC system. The Generac propane backup generator was installed in 2020.

Recreation

With it's close proximity to nearby parks and public lands there are endless opportunities for outdoor recreation.

Location

Located just minutes north of Lyons, thirty minutes north of Boulder, and just over an hour from DIA.

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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 regard 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.

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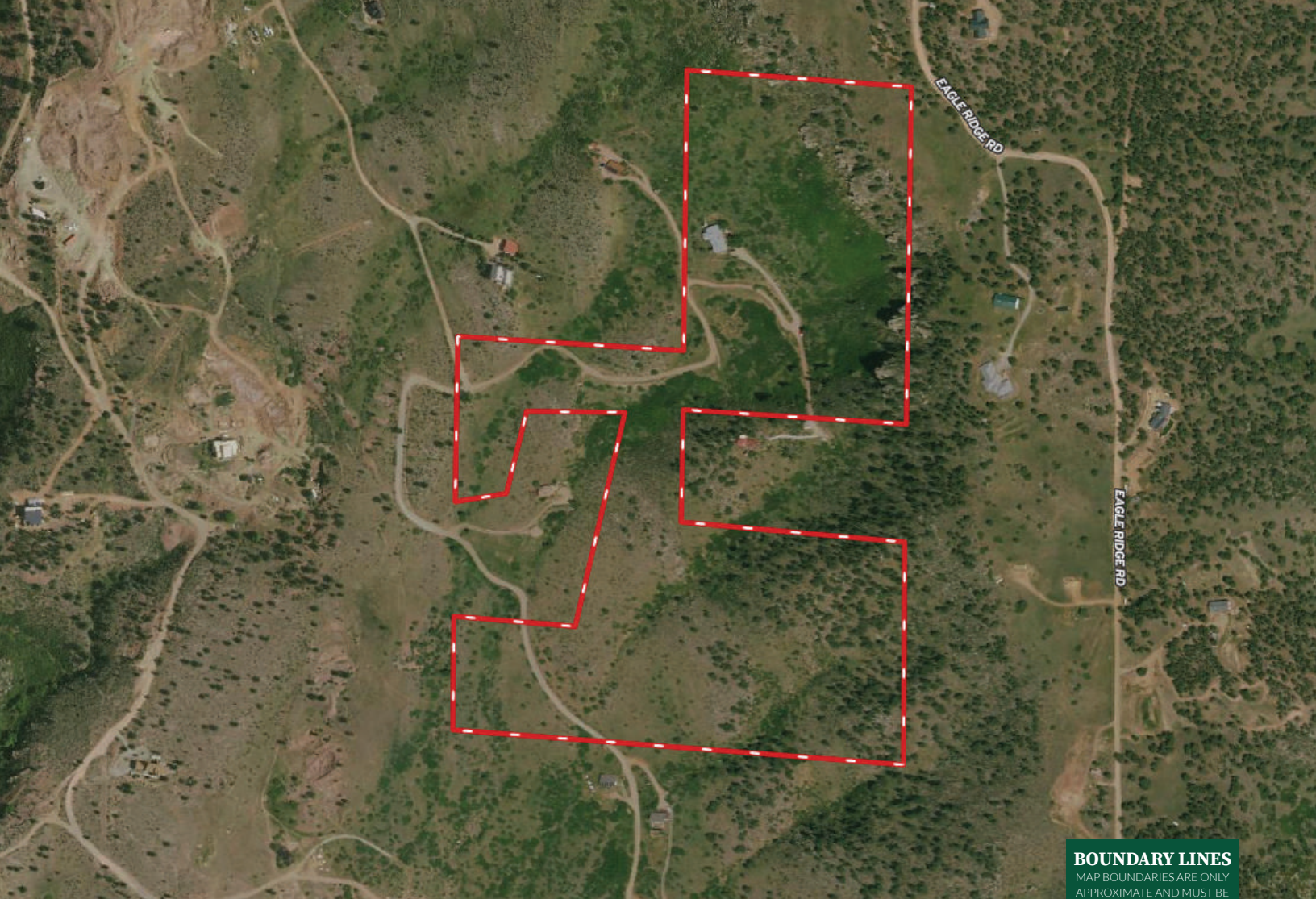


"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

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

 Boundary



Mike Williams

-  Broker Associate, Licensed in CO
-  Mike@HaydenOutdoors.com
-  970.290.1617


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