

# \$1,790,000 - 24 Aspen View, Fraser

MLS® #1750018 Listing Office: Coldwell Banker Realty 54

**\$1,790,000**

4 Bedroom, 4.00 Bathroom, 2,430 sqft  
Residential on 0 Acres

Rendezvous, Fraser, CO

Welcome to Luxury and comfort at your Mountain retreat at 24 Aspen view in the highly coveted Rendezvous community. Completed at the end of 2022 just over 2 years old, fully furnished with luxury and comfort throughout, high end furnishings, in floor radiant heat throughout and a rare 3 car heated attached Garage that fits 3 full size suv's. Located in the new aspen view neighborhood in a private cut de sac, nestled in the Aspen trees with the trail system at your doorstep .A short walk to the free shuttle to the resort during ski season. This 4 bedroom 3.5 bath home has a fantastic layout for friends and family , a guest suite on the entry level, Primary suite on main floor and spa style 5 piece attached bathroom ,and 2 bedrooms on the upper level , a bunk room and a 2nd bedroom with living space for relaxing and a sleeper sofa and cosy corner nook for those extra guests and sleepovers. Fabulous kitchen , dining and living, comfortably seats 10 in the kitchen dining , with huge attached covered side and back deck for expanded outdoor living throughout the season's . Back deck is wired and hot tub ready . Covered patio has gas line . Fantastic kitchen for hosting your family and guests and great living space to gather and relax after your fun days in the mountains, skiing, hiking and biking. Rare attached heated 3 car garage with huge lock off owners closet for your toys and gear, heated plus E car charger ready and storage rack and ski rack included. Home has not been



rented, great rental potential if required .

Rendezvous is a special place with amazing trail system throughout, Mary's pond, a short walk to town, free shuttle in winter to resort, amazing location to access all the activities in the valley. Option to opt in to Rendezvous ski club at base of resort, store your skis and boards for the season, enjoy snacks and refreshments before and after your ski day.

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**Listing Courtesy of Coldwell Banker Realty**  
**54**

Built in 2022

**Essential Information**

MLS® #	1750018
Price	\$1,790,000
Bedrooms	4
Bathrooms	4.00
Full Baths	1
Half Baths	1
Square Footage	2,430
Acres	0.12
Year Built	2022
Type	Residential
Sub-Type	Single Family Residence
Status	Pending

**Community Information**

Address	24 Aspen View
Subdivision	Rendezvous
City	Fraser
County	Grand
State	CO
Zip Code	80442

**Amenities**

Amenities	Playground, Pond Seasonal, Trail(s)
Utilities	Cable Available, Electricity Connected, Natural Gas Connected

Parking Spaces	3
Parking	Finished Garage, Heated Garage, Insulated Garage, Tandem
# of Garages	3
View	Mountain(s), Valley

## Interior

Interior Features	Ceiling Fan(s), Entrance Foyer, Five Piece Bath, High Ceilings, Open Floorplan, Pantry, Primary Suite, Quartz Counters, Radon Mitigation System, Vaulted Ceiling(s)
Appliances	Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Self Cleaning Oven, Washer
Heating	Radiant, Radiant Floor
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Great Room
Stories	Three Or More

## Exterior

Exterior Features	Gas Valve, Heated Gutters
Lot Description	Cul-De-Sac, Landscaped, Many Trees
Windows	Window Coverings
Roof	Shingle

## School Information

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

## Additional Information

Date Listed	October 11th, 2024
Zoning	Residential

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