

# \$989,000 - 30355 E 161st Avenue, Brighton

MLS® #2632481 RE COLORADO Listing Office: iGo Realty

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**\$989,000**

4 Bedroom, 3.00 Bathroom, 2,654 sqft  
Residential on 2 Acres

Country Club Ranchettes, Brighton, CO

New construction! This beautiful brand new ranch home is waiting for you! Located on 1.6 acres, the new Country Club Ranchettes subdivision is a high end acreage community located just a few miles east of Brighton. This home features an open floor plan, joining the Great room area with the kitchen and dining room. The gourmet kitchen features quartz countertops & backsplash and a beautiful oversized island. Stainless appliances, vent hood, double sinks and a huge pantry. The adjoining Great room offers a cozy electric fireplace featuring a full stone fireplace surround. The primary suite offers an exterior door to the back covered patio, and is connected to a large primary bathroom, featuring an oversized vanity w/makeup table, oversized shower, and a finished walk-in closet. The bedrooms are split to enhance privacy, with the primary bedroom separate from the two secondary bedrooms on opposite sides of the home. Country Club Ranchettes does not have an HOA, but does have reasonable covenants and design guidelines to enhance the beauty of the community. Bring your animals! 2 horses, 2 goats and chickens are allowed. RV parking and commercial work truck parking is allowed. Water is provided by Great Rock Water; natural gas supplier is Xcel, and wired internet available with Comcast.

Don't miss out on the opportunity to make this your new home.



**Listing Courtesy of iGo Realty**

Built in 2024

**Essential Information**

MLS® #	2632481
Price	\$989,000
Bedrooms	4
Bathrooms	3.00
Full Baths	1
Half Baths	1
Square Footage	2,654
Acres	1.60
Year Built	2024
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Active

**Community Information**

Address	30355 E 161st Avenue
Subdivision	Country Club Ranchettes
City	Brighton
County	Adams
State	CO
Zip Code	80603

**Amenities**

Utilities	Electricity Connected, Internet Access (Wired), Natural Gas Connected
Parking Spaces	3
Parking	Gravel, Dry Walled, Finished Garage, Insulated Garage, Lighted, Oversized
# of Garages	3
View	Meadow

**Interior**

Interior Features	Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Primary Suite, Smart Thermostat, Smoke Free, Walk-In Closet(s)
Appliances	Dishwasher, Disposal, Microwave, Range, Range Hood, Refrigerator, Self Cleaning Oven

Heating	Forced Air, Propane
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Great Room
Stories	One

## Exterior

Exterior Features	Gas Valve, Lighting
Windows	Double Pane Windows, Egress Windows
Roof	Shingle
Foundation	Concrete Perimeter

## School Information

District	School District 27-J
Elementary	Mary E Pennock
Middle	Overland Trail
High	Brighton

## Additional Information

Date Listed	April 2nd, 2025
Zoning	Residential Estates

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