

\$1,300,000 - 23517 Gcr 50, Fraser

MLS® #3462766 Listing Office: eXp Realty, LLC

\$1,300,000

4 Bedroom, 3.00 Bathroom, 2,595 sqft
Residential on 0 Acres

METES & BOUNDS 76 ALL .35AC TR SE4NW4 S24 T1S R7E, Fraser, CO

BUYER BONUS CREDIT at Closing! Seller will credit \$20K for rate buy down, closing costs, pre-pays, or furniture...use it however you need! Discover your dream home just minutes from downtown Fraser! Secluded but in a convenient location. This home is being sold turnkey, ready for all your mountain adventures. This stunning single-family residence boasts an open-concept main floor with a spacious living area, perfect for entertaining, flowing into dining space that is perfect for a grand dining table. The modern kitchen offers sleek granite countertops, a large kitchen island and top-of-the-line stainless steel appliances. The main floor features an oversized bedroom with access to a lovely patio and back yard, a spacious bathroom with convenient laundry room, and an additional bedroom with ensuite bathroom tucked off the main floor (part of the original cabin). Ascend to the lofted second living area. The bonus room is currently serving as a charming bunk room, alongside two more bedrooms and bath. Revel in the newly landscaped exterior complete with patio, charming furniture, horseshoe pit, and 3 frisbee golf baskets. Enjoy the peek-a-boo mountain views of Devil's Thumb, the Continental Divide and Parry Peak. Soak in the new hot tub or gather around the fire pit after a great day on the mountain. This lovely retreat sits on nearly half an acre with no HOA restrictions and comes complete with a Vivant Security System. The heated, oversized (1,000



Sq. Ft.), three-car detached garage offers ample storage for vehicles and toys and can double as a fantastic year-round gathering space. Plus there is an additional 280 sqft storage shed attached to the garage for all the extras. Hiking, biking and cross-country trails right out your front door. This location is a paradise for outdoor enthusiasts.

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Listing Courtesy of eXp Realty, LLC

Built in 1968

Essential Information

MLS® #	3462766
Price	\$1,300,000
Bedrooms	4
Bathrooms	3.00
Full Baths	1
Square Footage	2,595
Acres	0.35
Year Built	1968
Type	Residential
Sub-Type	Single Family Residence
Style	Mountain Contemporary
Status	Active

Community Information

Address	23517 Gcr 50
Subdivision	METES & BOUNDS 76 ALL .35AC TR SE4NW4 S24 T1S R76
City	Fraser
County	Grand
State	CO
Zip Code	80442

Amenities

Utilities	Electricity Available, Electricity Connected, Natural Gas Available, Natural Gas Connected
Parking Spaces	3
Parking	Gravel

# of Garages	3
View	Mountain(s)

Interior

Interior Features	Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Hot Tub, Vaulted Ceiling(s)
Appliances	Dishwasher, Disposal, Dryer, Microwave, Oven, Range, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Stories	Two

Exterior

Exterior Features	Fire Pit, Spa/Hot Tub
Roof	Composition

School Information

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

Additional Information

Date Listed	November 12th, 2024
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