

\$649,000 - 306 Monares Lane, Erie

MLS® #4033565 RE COLORADO Listing Office: Realty One Group Five Star

\$649,000

3 Bedroom, 3.00 Bathroom, 2,418 sqft
Residential on 0 Acres

Grandview, Erie, CO

Welcome to 306 Monares, a beautifully updated home in the highly sought-after Grandview neighborhood of Erie. This charming 3-bedroom, 3-bath home offers the perfect blend of comfort and style. The open-concept main floor features a formal living room, dining room, and a spacious family room that seamlessly flows into the updated kitchen, which includes new appliances, a generous pantry, and a central island—ideal for any home chef. Upstairs, the large primary bedroom serves as a peaceful retreat, offering stunning mountain views. With a new roof featuring class 4 shingles, updated windows, new French doors to the patio, a new water heater, fresh paint, and new carpet, this home is truly move-in ready. Enjoy outdoor privacy in the fully fenced backyard, which backs to a greenbelt rather than a neighboring backyard. The spacious 2-car garage and unfinished basement offer plenty of room for storage or future expansion. Located just minutes from downtown Erie, top-rated Saint Vrain Valley schools, parks, walking paths, and disc golf, this home combines convenience with tranquility. Plus, with no metro taxes and a low HOA, you'll enjoy significant savings compared to many newer homes in the area. Don't miss out on this fantastic opportunity to own a beautifully updated home in one of Erie's most desirable neighborhoods. Schedule your showing today!



Listing Courtesy of Realty One Group Five Star

Built in 2003

Essential Information

MLS® #	4033565
Price	\$649,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,418
Acres	0.12
Year Built	2003
Type	Residential
Sub-Type	Single Family Residence
Status	Pending

Community Information

Address	306 Monares Lane
Subdivision	Grandview
City	Erie
County	Weld
State	CO
Zip Code	80516

Amenities

Amenities	Park, Playground, Trail(s)
Parking Spaces	4
Parking	220 Volts, Concrete
# of Garages	2

Interior

Appliances	Dishwasher, Disposal, Dryer, Microwave, Oven, Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas, Gas Log, Living Room
Stories	Two

Exterior

Exterior Features	Private Yard
Lot Description	Greenbelt, Open Space
Roof	Composition

School Information

District	St. Vrain Valley RE-1J
Elementary	Soaring Heights
Middle	Soaring Heights
High	Erie

Additional Information

Date Listed	April 9th, 2025
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