

\$1,599,900 - 84 Gcr 4035/brook Road, Granby

MLS® #8097660 Listing Office: eXp Realty, LLC

\$1,599,900

3 Bedroom, 3.00 Bathroom, 2,934 sqft
Residential on 0 Acres

COLORADO ANGLERS CLUB, Granby, CO

Introducing a newly constructed masterpiece by Fortified Custom Homes, 84 Brook Road exemplifies the pinnacle of mountain luxury living. This thoughtfully designed residence seamlessly blends contemporary sophistication with rustic charm, offering an unparalleled retreat in the heart of Grand Lake. Spanning 4,590 square feet, this 3-bedroom, 3-bathroom home boasts an open-concept floor plan accentuated by 9-foot ceilings on the main level and soaring vaulted ceilings with tongue-and-groove pine on the upper level. The gourmet kitchen features an upgraded appliance package, perfect for culinary enthusiasts and entertaining guests. The living area is anchored by an electric fireplace adorned with a mantel crafted from a 100-year-old tree, creating a warm and inviting ambiance. A dedicated billiards room with a wet bar provides an ideal space for leisure and social gatherings, with seamless access to expansive outdoor living areas. Each room is thoughtfully designed to offer direct access to the outdoors, including spacious decks on both levels that showcase peek-a-boo views of Lake Granby and the surrounding mountains. The smart home is equipped with Wi-Fi-enabled thermostats, ensuring comfort and energy efficiency throughout the seasons. The oversized two-car garage, featuring a 12-foot insulated door, is spacious enough to accommodate a boat, catering to the lake lifestyle that Grand Lake is renowned for. Located in the Colorado Anglers Club, this



home offers both privacy and proximity to the area’s premier fishing, boating, and hiking destinations. Experience the harmonious blend of luxury, functionality, and natural beauty at 84 Brook Road—a sanctuary where every detail is meticulously crafted for the discerning homeowner.

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Listing Courtesy of eXp Realty, LLC

Built in 2024

Essential Information

MLS® #	8097660
Price	\$1,599,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,934
Acres	0.26
Year Built	2024
Type	Residential
Sub-Type	Single Family Residence
Style	Mountain Contemporary
Status	Active

Community Information

Address	84 Gcr 4035/brook Road
Subdivision	COLORADO ANGLERS CLUB
City	Granby
County	Grand
State	CO
Zip Code	80446

Amenities

Utilities	Cable Available, Electricity Available
Parking Spaces	2
Parking	Gravel, Exterior Access Door, Finished Garage, Heated Garage, Oversized, Oversized Door

# of Garages	2
View	Lake, Mountain(s)

Interior

Interior Features	Ceiling Fan(s), Five Piece Bath, High Ceilings, Kitchen Island, Open Floorplan, Primary Suite, T&G Ceilings, Vaulted Ceiling(s), Wet Bar
Appliances	Cooktop, Dishwasher, Disposal, Dryer, Microwave, Oven, Range, Refrigerator, Washer
Heating	Natural Gas, Radiant Floor
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Great Room
Stories	Two

Exterior

Exterior Features	Private Yard
Lot Description	Level
Roof	Composition

School Information

District	East Grand 2
Elementary	Granby
Middle	East Grand
High	Middle Park

Additional Information

Date Listed	March 7th, 2025
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