

# \$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.

RE COLORADO

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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