

# \$1,195,000 - 9590 E Highway 36, Lyons

MLS® #IR1025371 Listing Office: Stellar Properties, LLC

## \$1,195,000

3 Bedroom, 3.00 Bathroom, 1,799 sqft  
Residential on 33 Acres

NA, Lyons, CO

Your MOUNTAIN OASIS Awaits. Step into a world where nature and modern living converge. Spanning 32.8 breathtaking acres with 1/3 mile of the LITTLE THOMPSON RIVER coursing through your backyard, this property is your personal gateway to Colorado's unspoiled beauty. Nestled conveniently off a well-maintained highway and sharing a property line with the ROOSEVELT NATIONAL FOREST, this retreat offers both seclusion and accessibility-just 10 minutes to Estes Park (without the crowds) and 30 minutes to Longmont. This one level home has been thoughtfully upgraded. A spacious PRIMARY Suite featuring a spa-like bathroom with unparalleled mountain views. A recently upgraded living room and kitchen seamlessly blend modern finishes with warm, rustic charm. This isn't just land-IT'S A LIFESTYLE. Watch elk, deer, moose, and bears roam across your property. Hike, snowshoe, or simply wander the trails that begin at your doorstep. Host gatherings, pitch a tent, or park your RV for visitors. A variety of outbuildings to support your dreams, whether they include raising livestock, pursuing creative hobbies, or exploring new ventures: A barn, chicken coop, woodshed, and storage shed are ready for your vision. Amphitheater, concrete pad, and flagstone pathways await your next project or gathering. This property has fire-resistant siding, a defensible perimeter, and red-rock gravel landscaping for peace of mind. Reliable



cell and internet service and highway access ensure you'll stay connected. WHY YOU WILL LOVE IT - ADVENTURE MEETS SERENITY: This land offers both solitude and endless outdoor opportunities. CONVENIENCE MEETS ESCAPE: Live minutes from Lyons and Estes Park while feeling a world away. This is more than a home; it's a private retreat, a playground, and a piece of Colorado's soul. Whether you're looking for adventure, serenity, or a place to share with loved ones, this property delivers it all. \$240K+ upgrades in past year. Seller offering \$100K concession for a new bridge.

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**Listing Courtesy of Stellar Properties, LLC**

Built in 1920

**Essential Information**

MLS® #	IR1025371
Price	\$1,195,000
Bedrooms	3
Bathrooms	3.00
Full Baths	1
Half Baths	1
Square Footage	1,799
Acres	32.80
Year Built	1920
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Active

**Community Information**

Address	9590 E Highway 36
Subdivision	NA
City	Lyons
County	Larimer
State	CO

Zip Code 80540

## Amenities

View Mountain(s)

## Interior

Interior Features Eat-in Kitchen, Open Floorplan  
Appliances Dishwasher, Dryer, Oven, Refrigerator, Washer  
Heating Baseboard, Heat Pump, Propane, Radiant  
Cooling Ceiling Fan(s)  
Stories One

## Exterior

Lot Description Borders National Forest, Meadow, Rock Outcropping, Rolling Slope  
Windows Skylight(s), Window Coverings  
Roof Composition, Metal

## School Information

District Estes Park R-3  
Elementary Estes Park  
Middle Estes Park  
High Estes Park

## Additional Information

Date Listed January 29th, 2025  
Zoning O

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Listing information last updated on May 3rd, 2025 at 8:48am MDT