

\$2,950,000 - 727 E 27th Street, Greeley

MLS® #IR1027325

Listing Office: C3 Real Estate Solutions, LLC

\$2,950,000

4 Bedroom, 3.00 Bathroom, 3,537 sqft

Residential on 30 Acres

Greeley, Greeley, CO

Are you searching for a property that offers unrivaled water activities on your own private lake? Are you seeking a lucrative business opportunity? Madison Lake has everything you need! Property at a Glance: Madison Lake is a gated 30-acre estate containing a serene, 18-acre lake that can be used for many water activities like Jet Skiing, Wake Surfing, Water Skiing, Kayaking, Canoeing, Waterfowl Hunting, fishing & more. It has a concrete observation tower w/ a public bathroom near the large dock on the South side of the lake. This lake has a surveyed slalom course. It was featured in WaterSki magazine & has hosted regional competitions twice. Many waterski & wakeboard professionals have held clinics at the lake & have a high opinion about it. Not only is Madison Lake a recreational haven for any homeowner, but it is also a business investment. The estate operates as a Lake Membership Business, bringing in over \$100K annually. Members can purchase seasonal or annual passes to use the lake or park their RVs alongside it to enjoy days, weeks, & months of lakeside camping. Some of these RV parking spots have access to electricity & have water/sewer hookups. Additional information will be made available on request. At the heart of this property lies a 3,537-square-foot Victorian-styled custom home. After a long day at the lake, family and friends can relax in this four-bedroom, three-bath home. The kitchen has been remodeled. It is functional & large-a perfect



place to entertain guests! And if one is looking for income opportunities, the home can be rented out for an estimated \$4,000 each month. Furthermore, the estate includes a three-stall outbuilding w/ garage doors. There is also a concrete-floored carport w/ over 10' of clearance for boats, tractors, or whatever else you need to store. Finally, the building has a tack room, hay storage loft & horse stall. Too many features to list, E-mail for more information.

RE COLORADO

Listing Courtesy of C3 Real Estate Solutions, LLC

Built in 1983

Essential Information

MLS® #	IR1027325
Price	\$2,950,000
Bedrooms	4
Bathrooms	3.00
Full Baths	1
Half Baths	1
Square Footage	3,537
Acres	30.00
Year Built	1983
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary, Victorian
Status	Active

Community Information

Address	727 E 27th Street
Subdivision	Greeley
City	Greeley
County	Weld
State	CO
Zip Code	80631

Amenities

Amenities	Clubhouse, Park, Playground, Trail(s)
Utilities	Cable Available, Electricity Available, Internet Access (Wired), Natural Gas Available
Parking Spaces	7
Parking	Oversized, Oversized Door, RV Access/Parking
# of Garages	7
View	Mountain(s), Water
Is Waterfront	Yes
Waterfront	Pond

Interior

Interior Features	Eat-in Kitchen, Kitchen Island, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Disposal, Double Oven, Dryer, Microwave, Oven, Refrigerator, Washer
Heating	Baseboard, Hot Water
Cooling	Air Conditioning-Room, Ceiling Fan(s), Central Air
Fireplace	Yes
Fireplaces	Family Room, Gas, Gas Log, Great Room, Living Room
Stories	Two

Exterior

Exterior Features	Balcony
Lot Description	Corner Lot, Cul-De-Sac, Flood Zone, Level, Open Space, Rolling Slope, Sprinklers In Front
Windows	Bay Window(s), Double Pane Windows, Skylight(s), Window Coverings
Roof	Composition

School Information

District	Greeley 6
Elementary	Bella Romero Academy of Applied Technology
Middle	Heath
High	Greeley Central

Additional Information

Date Listed	February 28th, 2025
Zoning	SFR Comm

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