



2001 22nd Street
Georgetown, CO 80444

MLS # 4976675

PRICE

\$1,250,000



Single Family



7283 SQFT



5 Beds



2/1 Baths



3 Car



0.94 Acre

PROPERTY DETAILS

Location, Location, Location.....Absolutely Stunning Lakefront Mountain Retreat! Completely remodeled. This entertainer's dream w/ open floorplan & newer walk-out basement finish offers separate living spaces w/ exceptional Airbnb potential (no permit required if homeowner lives on-site). The main level offers soaring vaulted ceilings, expansive reclaimed hardwood floors, & floor to ceiling windows to soak up the sun & enjoy the view. The kitchen features slab granite countertops, large island w/ Viking gas cooktop, french door convection oven & 4-door stainless refrigerator. At the heart of this gem is the great room w/ double french doors leading to sprawling covered front deck w/ firepit and a front seat to Georgetown Lake or light-up the wood-burning fireplace for some cozy glowing warmth & enjoy a game of pool. The vast main floor master bedroom offers double doors, H&H closets, gas fireplace & master bath w/ walk-in shower & washer/dryer. The fully finished walk-out basement offers separate (locked) living quarters w/ two bedrooms (one non-conforming), 2 baths, full kitchen with slab granite, huge kitchen island, beautiful stainless appliances, walk-in pantry, family room and home office. This mountain retreat is just steps from Georgetown Lake (literally the only home on that side of the lake) for kayaking, paddleboarding, snowshoeing, jeep races & fishing for wild brown trout & stocked rainbow trout. Enjoy the trail system which features a



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walking trail around the lake or hike up your backyard to Saxon mountain for hiking & ATV'ing. The west side of the lot can be subdivided (call Georgetown Planning and Zoning for approval - LA has documentation/checklist of requirements). New roof in 2017 and staining completed last spring. Hit the slopes in just 20 minutes! Loveland, A-Basin, Keystone, Breckenridge, Vail, Winter Park are all just a short drive away. Walk to the new Cabin Creek Brewery. View the 3D Matterport here: <https://vrtourhosts.com/listing/29636>



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