



493 Canal View Drive  
Grand Lake, CO 80447

MLS # 21-100  
PRICE \$2,597,000

## Stunning Home with Lake Views.



Single Family   5090 SQFT   4 Beds   4/1 Baths   3 Car   0.65 Acre

## PROPERTY DETAILS

A beautiful mountain retreat nestled in the hills of the Shores, with unobstructed views of Shadow Mountain Lake, Grand Lake and the continental divide which are unsurpassed. The home combines elegance and comfort to create a truly magical place waiting for you to make your mountain memories. Entering the home you are wowed by the views from the Great Room that stretch out over the lakes. A beautiful marble handmade fireplace invites you in. Continue into the large dining area adjacent a stunning kitchen with separate bar area which easily flows out onto the patio with a Fireplace and Wolf Grill. The Master Suite is spacious with an elegant bathroom and large walk in Closet. The home has an elevator but be sure to check out the handmade Travertine Staircase to the 2nd level. The second floor has 3 more Master Suites, a family room and an open bar area and laundry area. There are 4 master suites, with one on the main level, together with a separate office and laundry area, powder room. The second floor has a private game room, a bar and 3 bedrooms with their own bathrooms. Moving up to the third level is a bonus room. The lake is just steps away as are all the outdoor activities you could wish for. This home has



**Nicola Dixon**  
970-531-3422  
nicoladixon7@gmail.com



many exceptional additional features of which here are a few. State of the art lighting, sound system, security system, automatic irrigation system, in ground snow melt in front of the garage and patio area. The home is ready to make your mountain memories.



**Nicola Dixon**  
970-531-3422  
nicoladixon7@gmail.com



Scan code  
for more  
property  
details



Home Features.  
Nemitz - 493 CR 662 Grand Lake  
Colorado

**Sq. Feet**

<p>Main Floor (Per Plans) 2642</p> <p>Second Floor (Per Plans) 2177</p> <p>Third Floor Bonus (Approximate) 800</p> <p>Garage (Per Plans) 1028</p> <hr/> <p style="text-align: center;">Total Sq. Ft. 6647</p>	<p>Per Grand County - 6250 including Including Porch and Patio, Not Including Thrd Floor Bonus Room</p>
---	---

**Appliances**

Kitchen	Subzero Freezer
Kitchen	Subzero Refrigerator
Kitchen	Subzero Combo Drawer Refrigerator / Freezer (Beverage Refrigerator)
Kitchen	Subzero Wine Refrigerator
Kitchen	Wolf Drawer Microwave
Kitchen	2 Asko Dishwashers
Second Floor Bar	Subzero Combo Drawer Refrigerator / Freezer (Beverage Refrigerator)
Second Floor Bar	Wolf Microwave
Second Floor Bar	1 Asko Dishwasher
First Floor Laundry	Asko Stack Washer and Dryer with Built in Ironing Board
Second Floor Laundry	Asko Full Size Washer and Dryer with Built in Ironing Board
Patio	Wolf Grill

**Electrical**

Lutron Lighting Control System  
 Prewired for Generator Connection  
 Prewire at Master Patio for Hot tub  
 Powered Water Valve with Internet Control

**Fireplaces**

Master Bedroom	Natural Gas	Stone Mantel and Surround
Entertainment Room	Natural Gas	Custom Wood Mantel and Surround
Great Room	Natural Gas	Stone Mantel and Surround
Patio	Natural Gas	

**Flooring**

Travertine Flooring  
 White Oak Hardwood Flooring  
 Marble Master Bath  
 Pine in 3rd Floor Bonus Room  
 Slab Travertine Stairs

**Landscape**

Automated Drip System to Exterior Flower Boxes  
 Automated Drip System to Shrubs and Trees  
 Automated Sprinkler System to Grass Areas  
 Fenced Dog Run  
 Fenced Patio

**Mechanical and Plumbing**

Master Bath	Steam Shower
Master Bath	Whirlpool tub
First Floor Bar	Insta Hot and Insta Cold
Second Floor Bar	Insta Hot and Insta Cold
Garage	Gas Unit Heater
Garage	Trench Drain With Grease Interceptor
Heating System - Two Boilers	Natural Gas Boiler for Heat and Hot Water. Twelve Heat Zones
	Radiant Floor Heat First and Second Floor - Most Rooms Have Their Own Zone
	Hydronic Heat in Attic Room with Separate Thermostat
	Natural Gas Boiler for Snow Melt
	Snow Melt - Garage Exterior Apron, Sidewalk to Garage Mandoor and Patio
Attic	Energy Recovery Ventilator to Provide Fresh Air in Living Space
Attic	Make Up Air with Heat Coil to Supply Range Hood in Winter Months When Windows are Closed
	Thermostat System with Internet Control

**Miscellaneous**

---

Central Vacuum  
Comcast High Speed Internet  
Elevator - 3 Floors  
Foam Insulation  
Half Bath on Main Floor  
Master and Three Guest Bedrooms all with En-Suite Baths  
Paved Driveway  
Public Water and Sewer (Not Septic or Private Well)  
Satellite TV (Cable Available)  
Third Floor Bonus Room with Elevator Access  
Large Kitchen, Walk in Pantry in addition to Pantry Cabinets, Dining Room, Mud Room, Study, Great Room, Entertainment Room, 2nd Floor Bar and Sitting Area, 1st and 2nd Floor Laundry Rooms.

**Sound Systems**

General Areas	Crestone Sound System - First Floor, Second Floor Bar and Patio
Entertainment Room	Crestone Sound System - Entertainment Room