



560 Canal View Drive  
Grand Lake, CO 80447

MLS # 21-1057



Single Family 3740 SQFT 4 Beds 3/1 Baths 2 Car 0.42 Acre

## PROPERTY DETAILS

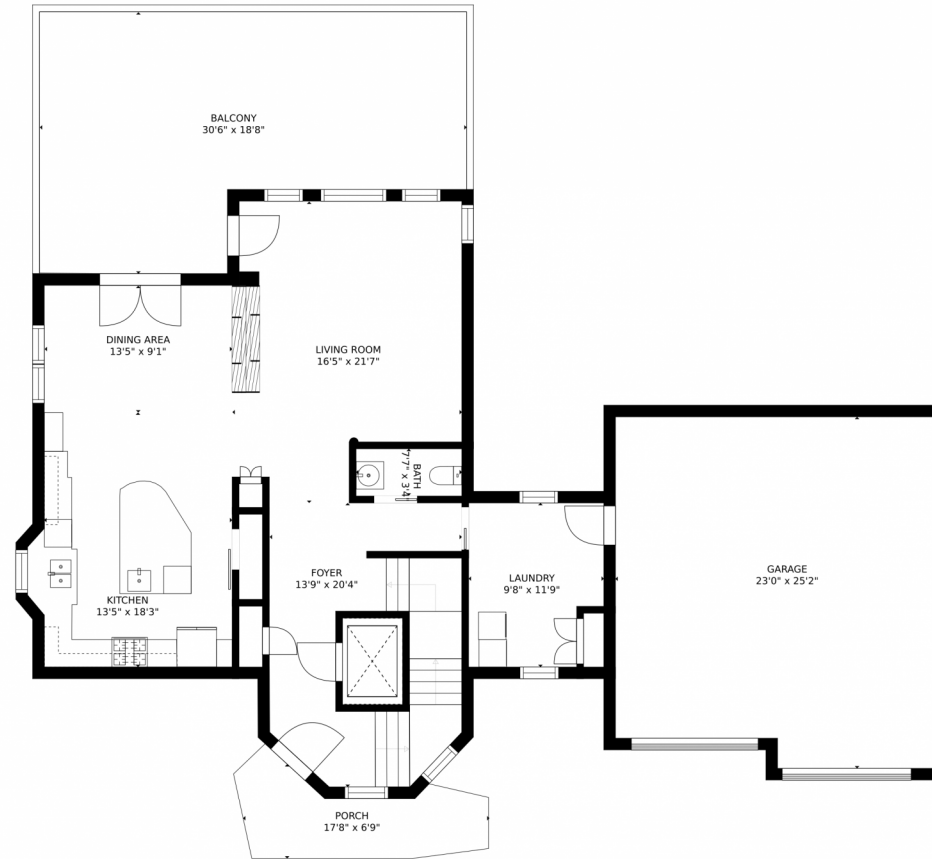
Entering this home, you are welcomed by the large living area with panoramic views of the valley. The living area flows into the dining room and a gourmet kitchen with access to a spectacular deck. This area is designed for entertaining. Taking the elevator to the second level you will find the comfortable master suite, a sitting area and two guest bedrooms. There is a cozy loft room on the top level that would be a cozy office space. The lower level boasts a bunk room that could also be another family space and one more bedroom. The home has ample storage together with a 2-car garage.



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



# 560 Canal View Drive, Grand Lake, CO 80447 – Main



GROSS INTERNAL AREA  
FLOOR 1: 1015 sq. ft, FLOOR 2: 1140 sq. ft  
FLOOR 3: 1406 sq. ft, FLOOR 4: 288 sq. ft  
EXCLUDED AREAS: , BALCONY: 469 sq. ft  
PORCH: 90 sq. ft, GARAGE: 553 sq. ft  
TOTAL: 3848 sq. ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

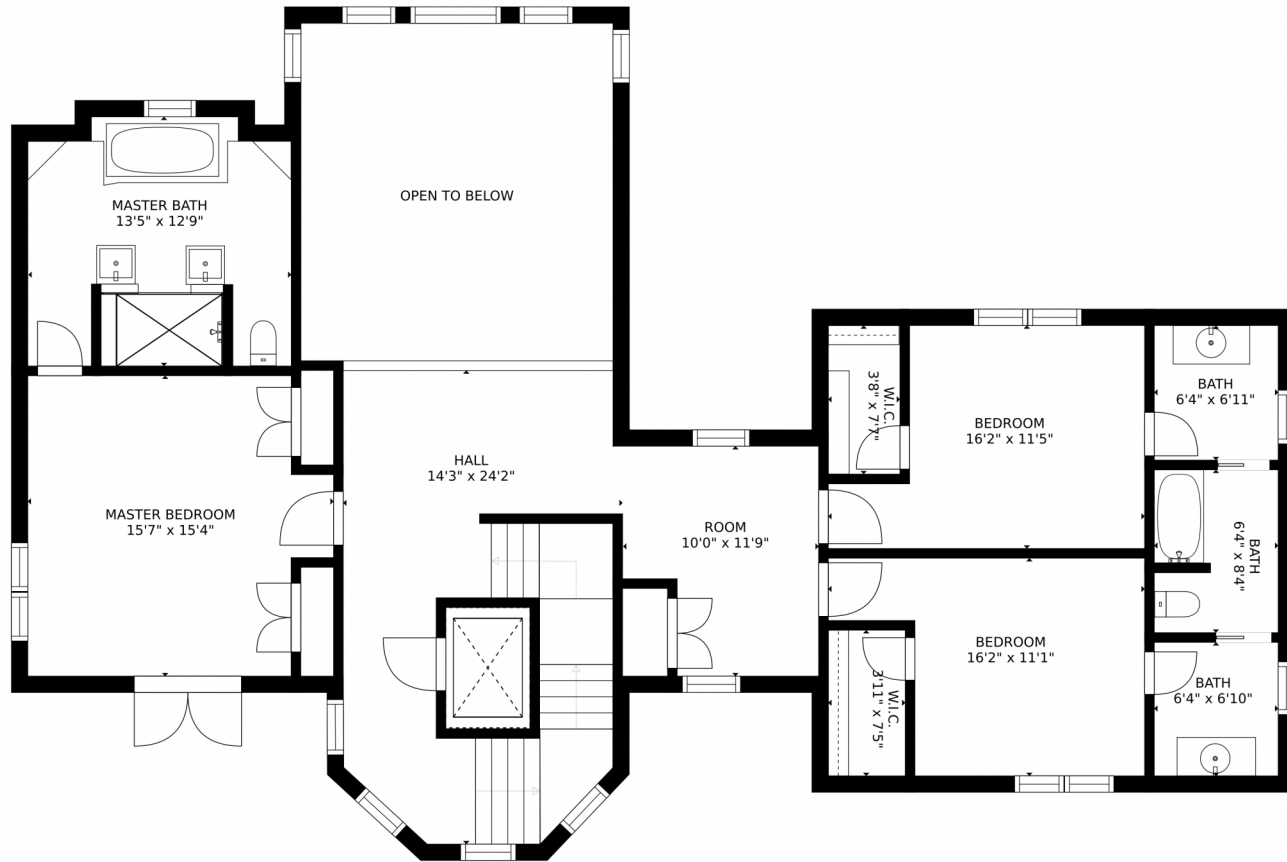
Disclaimer: Sizes and Dimensions are Approximate, Actual May Vary.



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



# 560 Canal View Drive, Grand Lake, CO 80447 – 2nd Level



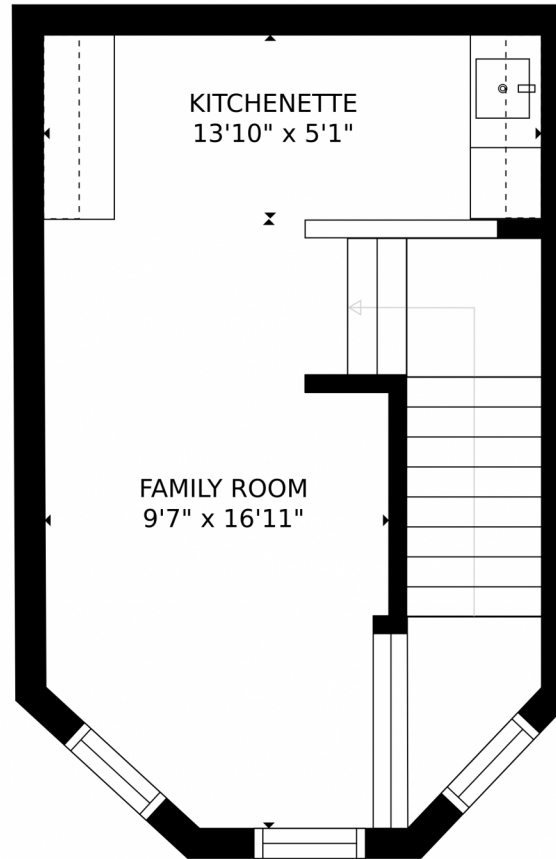
GROSS INTERNAL AREA  
FLOOR 1: 1015 sq. ft, FLOOR 2: 1140 sq. ft  
FLOOR 3: 1406 sq. ft, FLOOR 4: 288 sq. ft  
EXCLUDED AREAS: , BALCONY: 469 sq. ft  
PORCH: 90 sq. ft, GARAGE: 553 sq. ft  
TOTAL: 3848 sq. ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Disclaimer: Sizes and Dimensions are Approximate, Actual May Vary.



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





GROSS INTERNAL AREA  
FLOOR 1: 1015 sq. ft, FLOOR 2: 1140 sq. ft  
FLOOR 3: 1406 sq. ft, FLOOR 4: 288 sq. ft  
EXCLUDED AREAS: , BALCONY: 469 sq. ft  
PORCH: 90 sq. ft, GARAGE: 553 sq. ft  
TOTAL: 3848 sq. ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

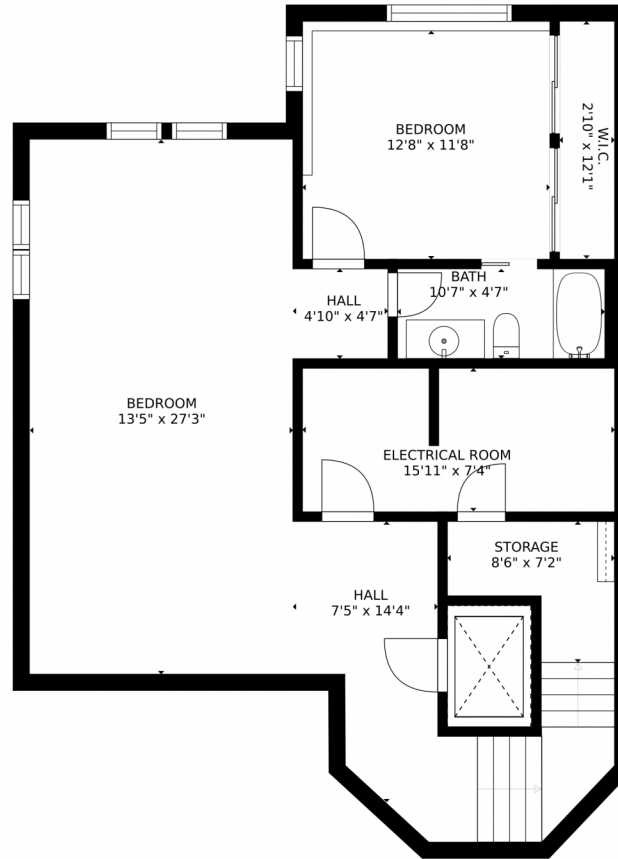
Disclaimer: Sizes and Dimensions are Approximate, Actual May Vary.



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



# 560 Canal View Drive, Grand Lake, CO 80447 – Basement



GROSS INTERNAL AREA  
FLOOR 1: 1015 sq. ft, FLOOR 2: 1140 sq. ft  
FLOOR 3: 1406 sq. ft, FLOOR 4: 288 sq. ft  
EXCLUDED AREAS: , BALCONY: 469 sq. ft  
PORCH: 90 sq. ft, GARAGE: 553 sq. ft  
TOTAL: 3848 sq. ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

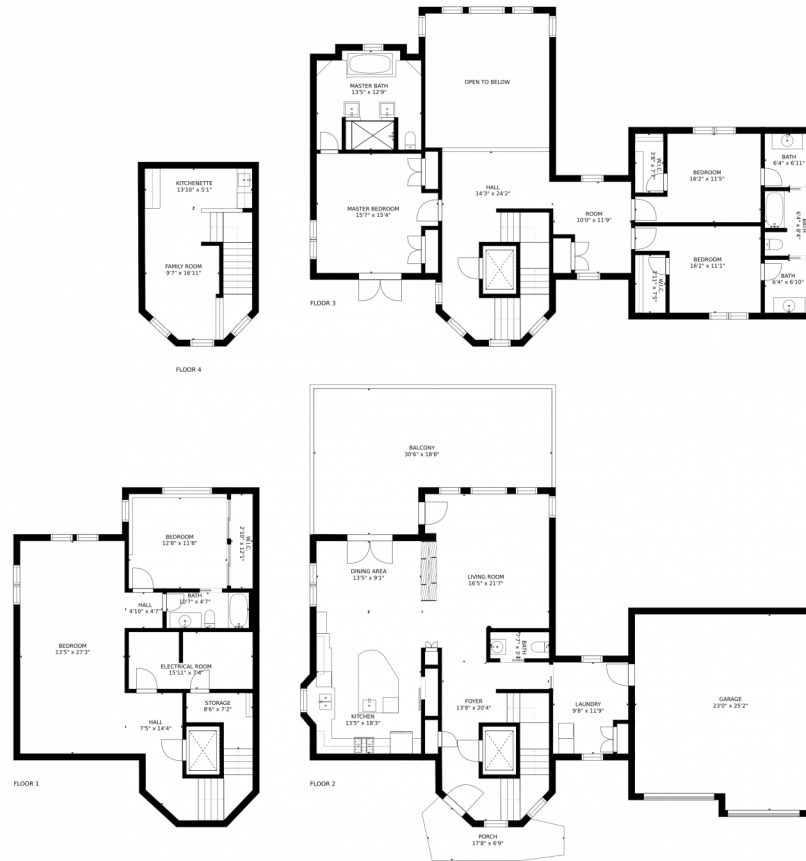
Disclaimer: Sizes and Dimensions are Approximate, Actual May Vary.



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



# 560 Canal View Drive, Grand Lake, CO 80447 – All Levels



GROSS INTERNAL AREA  
FLOOR 1: 1015 sq. ft, FLOOR 2: 1140 sq. ft  
FLOOR 3: 1406 sq. ft, FLOOR 4: 288 sq. ft  
EXCLUDED AREAS: BALCONY: 469 sq. ft  
PORCH: 90 sq. ft, GARAGE: 553 sq. ft  
TOTAL: 3848 sq. ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Disclaimer: Sizes and Dimensions are Approximate, Actual May Vary.



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

