



771 Roland Drive  
Bailey, CO 80421  
**COMMUNITY:** Roland Valley

**PRICE** \$550,000



Single Family



1805 SQFT



3 Beds



2/1 Baths



2 Car



1.35 Acre

## PROPERTY DETAILS

This beautiful raised ranch home is nestled in the small mountain town of Bailey. Conveniently located to Hwy 285 with an easy commute to Denver and short commute to Breckenridge. The open floor plan has vaulted, wood T & G ceilings, large picture windows with tons of natural light, newly refinished hardwood floors and wood burning stove. The updated kitchen has gleaming quartz counters, new soft pull cabinets and stainless appliances. French doors walk out to your expansive wrap around low maintenance trex deck, with shady pergola, where you will enjoy watching the wildlife, humming birds and colorful nature views. Back into the upper level, is a large master bedroom has updated ensuite, travertine floors, granite counters, large walk-in shower and large walk-in closet, across hall is secondary bedroom, full bath. Walk down the to main level you will find laundry and utility room or exit to the oversized 2 car garage or enter into the multi-functional 3rd bedroom, living room or office with ½ bath, this room has door to exterior. The exterior of the home has some recent painting, new roof, and leaf guard system. The landscaping is immaculately maintained with greenhouse, garden, lush wildflowers, rock staircase and rock retaining wall and built in drain system to navigate water around the house. Lastly find a 12x16 workshop/man cave with electrical and double doors for easy access. The asphalt driveway has plenty of sun to help melt the snow in the winter. All this



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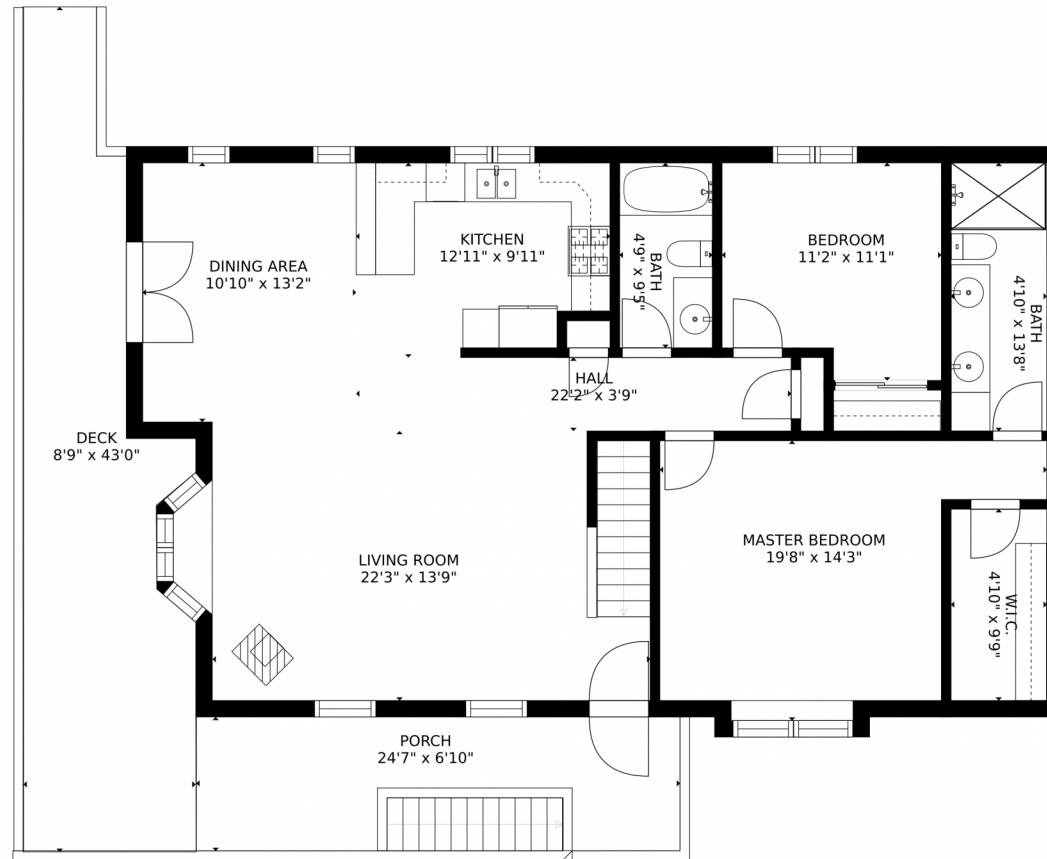


on 1.35 acres, that is maintained for safety and a fire mitigated property. In the community you will find several hiking trails, Parks, Bailey and Beaver Ranch disc golf course, ATV trails, lakes, and more. Plus convenient to Safeway, Natural Grocers, local restaurants and other amenities. This home offers everything to live full time in the mountains, good internet to work from home and convenient access to Hwy 285. Move in ready!



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GROSS INTERNAL AREA  
FLOOR 1: 654 sq. ft, FLOOR 2: 1225 sq. ft  
EXCLUDED AREAS: , GARAGE: 542 sq. ft  
DECK: 277 sq. ft, PORCH: 168 sq. ft  
TOTAL: 1880 sq. ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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



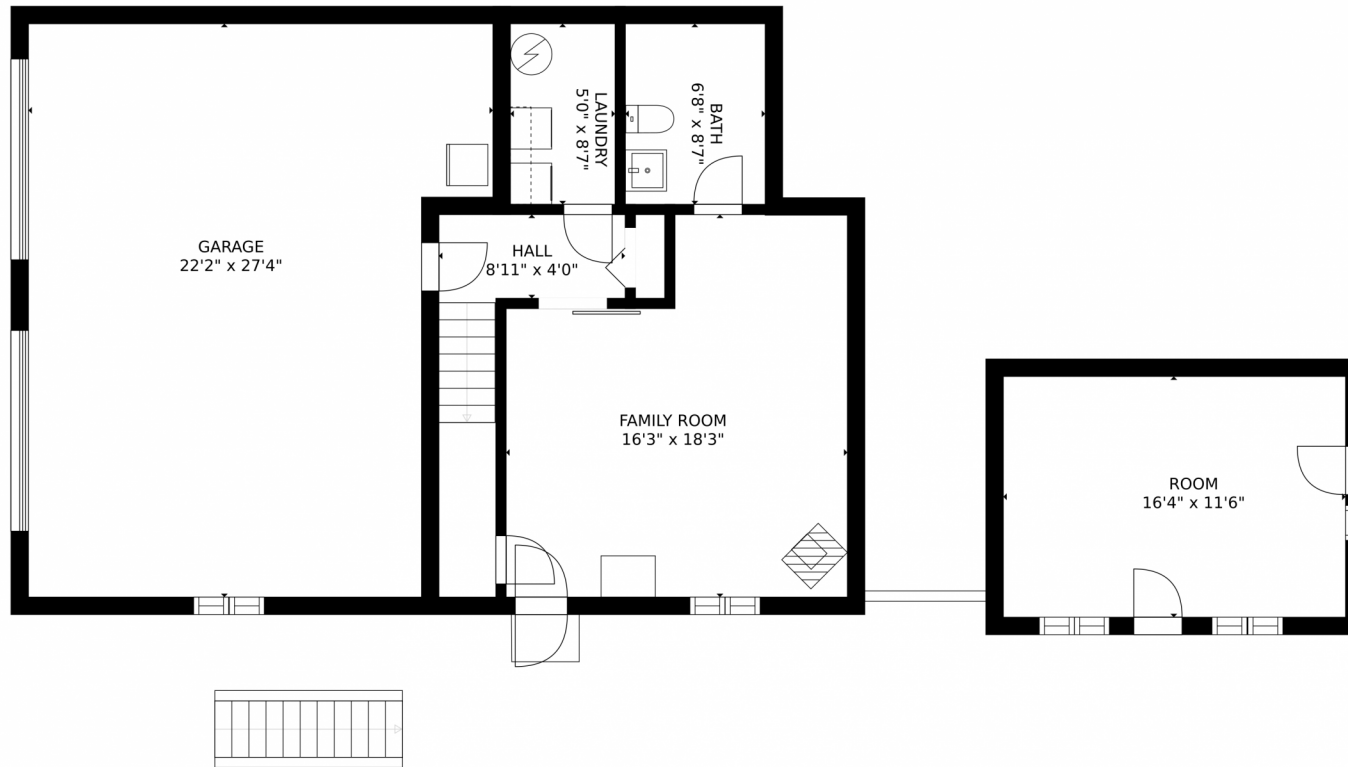
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771 Roland Drive, Bailey, CO 80421 – Lower Level



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# 771 Roland Drive, Bailey, CO 80421 – All Levels



GROSS INTERNAL AREA  
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