



1162 Guanella Pass Road  
Georgetown, CO 80444

MLS # 9768915  
PRICE \$1,499,000



Single Family   3178 SQFT   4 Beds   4 Baths   2 Car   5 Acre

## PROPERTY DETAILS

Nestled in the aspens, this one-of-a-kind mountain home has been updated throughout with thoughtful high-quality finishes and appliances, and creative architectural design that displays modern character seamlessly paired with the original cabin-feel at every turn.

Enjoy ever-changing seasonal panoramas as you prepare dinner in the remodeled kitchen while your guests sit comfortably around the expansive island, or dine in at the dining room table and feast on the views of Historic Georgetown while warming up by the double-sided fireplace.

Relax in the master suite with gas stove comfort, a private deck entrance, and an adjoining sitting room complete with two closets. The expansive master bath is outfitted with basketweave marble floor, a double sink vanity, a deep free-standing soaking-tub, and a glass-enclosed shower, creating a spa-like retreat.

Home to 2 additional bedrooms and 2 new baths, the modernity of the upper floor easily complements the 1970's bones of



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the home that are apparent as you descend the stairs to the lower level. Complete with a custom tin-ceiling, new ¾ bath, laundry room, access to the attached over-sized 2 car garage, and additional (non-conforming) bedroom, this space is made for cozy family gatherings around the fireplace.

The wrap-around Trex decks, hot tub, and outdoor firepit offer enjoyment of the expansive, unparalleled views.

This exceptional mountain retreat is situated on 5 acres of undisturbed land, but not completely removed from the comforts of the local community. Residents are a mere five-minute drive from Historic Georgetown, less than an hour from major ski resorts such as Winter Park, Vail, Keystone, and Breckenridge, and a short hour drive from Denver.

This unique home has been impeccably updated inside and out and has been successfully run as an AirBnB. Perfect as a year-round mountain retreat or a full-time residence.



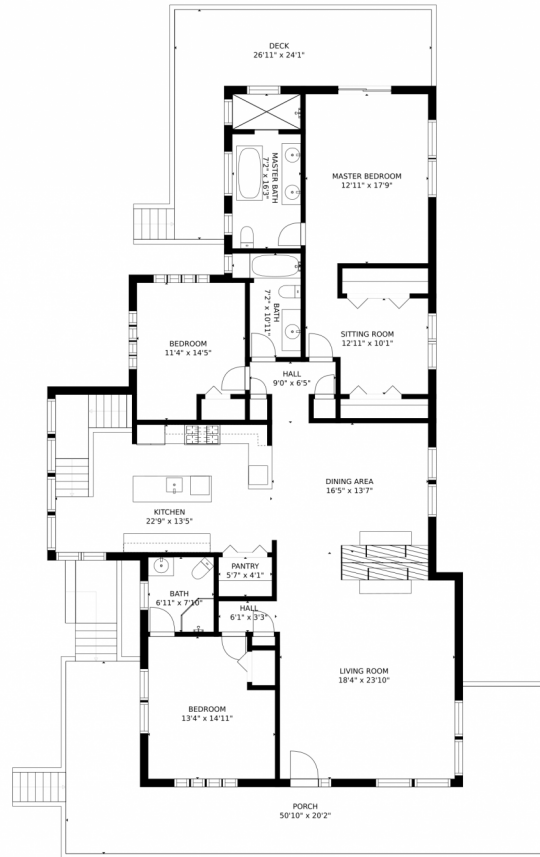
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1162 Guanella Pass Road, Georgetown, CO 80444 – Main



GROSS INTERNAL AREA  
FLOOR 1: 1006 sq. ft, FLOOR 2: 2172 sq. ft  
EXCLUDED AREAS: , DECK: 1163 sq. ft  
PATIO: 686 sq. ft, GARAGE: 702 sq. ft  
PORCH: 557 sq. ft  
TOTAL: 3178 sq. ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

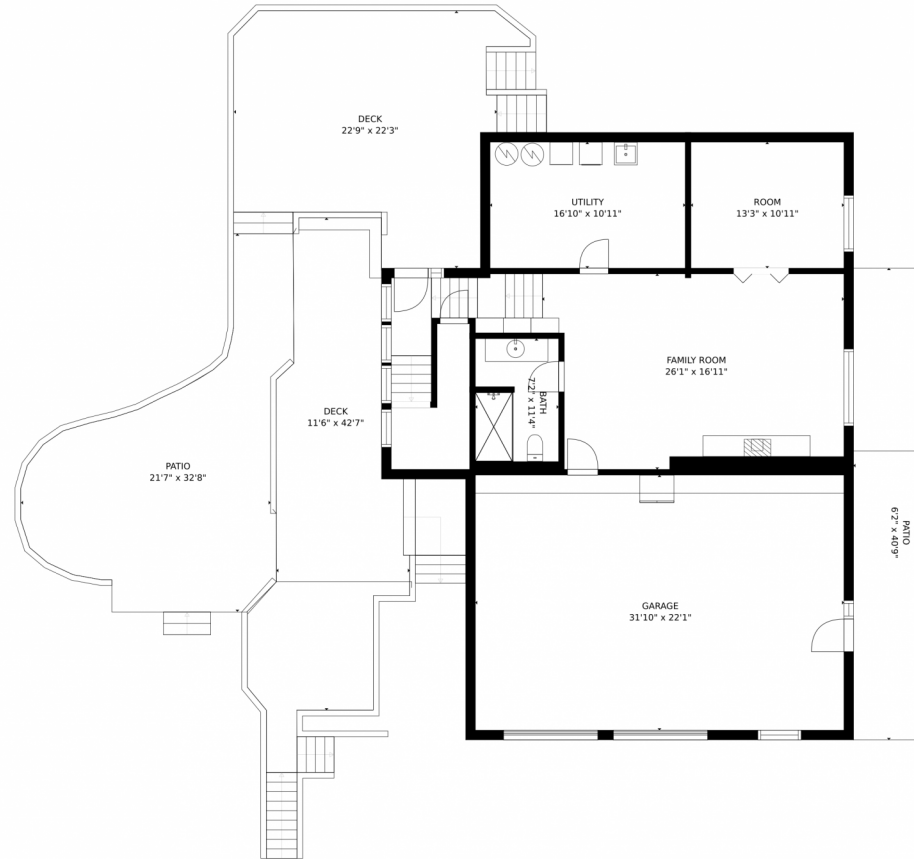
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# 1162 Guanella Pass Road, Georgetown, CO 80444 – Lower Level



GROSS INTERNAL AREA  
FLOOR 1: 1006 sq. ft, FLOOR 2: 2172 sq. ft  
EXCLUDED AREAS: , DECK: 1163 sq. ft  
PATIO: 686 sq. ft, GARAGE: 702 sq. ft  
PORCH: 557 sq. ft  
TOTAL: 3178 sq. ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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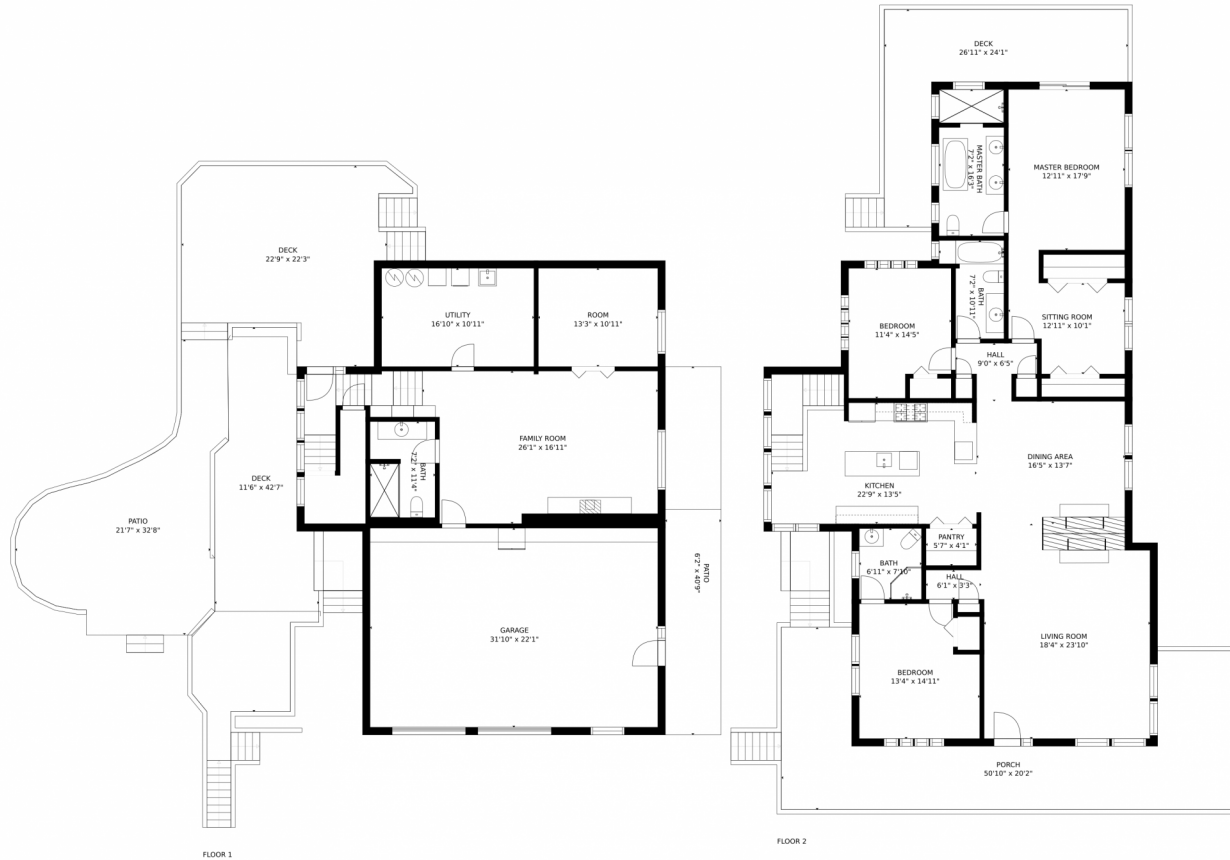


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# 1162 Guanella Pass Road, Georgetown, CO 80444 – All Levels



GROSS INTERNAL AREA  
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TOTAL: 3178 sq. ft  
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