



50484 US Highway 285

Grant, CO 80448

COMMUNITY: Sid Cooks

MLS # 3914653

PRICE \$485,000



Single Family



720 SQFT



2 Beds



1 Baths



6 Car



0.65 Acre

PROPERTY DETAILS

Have you been looking for true riverfront property in the mountains? Here's your opportunity to own your riverside paradise. Full time, part time riverside living or your mountain get away await – this would make for a great short-term or long-term rental! Situated on .65 acres this mountain property is true river front property. Immerse yourself in mountain living by fishing out your back door, relaxing in the hot tub listening to the roaring river or sitting in your own wood barrel sauna. Enjoy your morning coffee or dinners listening to the river in the screened in porch or enjoy waking up to the raging river and the chirping birds. Expansive garage with double RV garage doors, 3-phase electric hook ups and plenty of storage for all your mountain toys. The log siding offers a cozy cabin feel that continues from the front porch to the interior. Inside the open floor plan flows from the kitchen to the living room. One bedroom has big bright windows and the other leads to the screened in back deck overlooking the river. The kitchen has lots of cabinets and big windows. Updated bathroom down the hall with stackable laundry. Located just a short drive West of Bailey, Grant offers access to the high country for your mountain adventures including Guanalla Pass and Kenosha Pass. Guanalla Pass is the beautiful back road to Georgetown which offers tons of hiking opportunities, such as the 14er Mt Beirstadt, or 4wd trails. Kenosha Pass is known for its array of aspen trees for leaf



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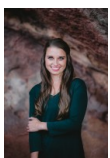
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peeping in the fall, the Colorado trail or admiring the resident moose. Grant is also home to the Shaggy Sheep, a local restaurant known for its delicious breakfast and lunch, located conveniently across the street. Come check out this rare riverside property! Please note, this is a CASH only or hard money loan purchase as the home was originally a 1969 mobile structure prior to adding a second bedroom and completing interior / exterior renovations.



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