



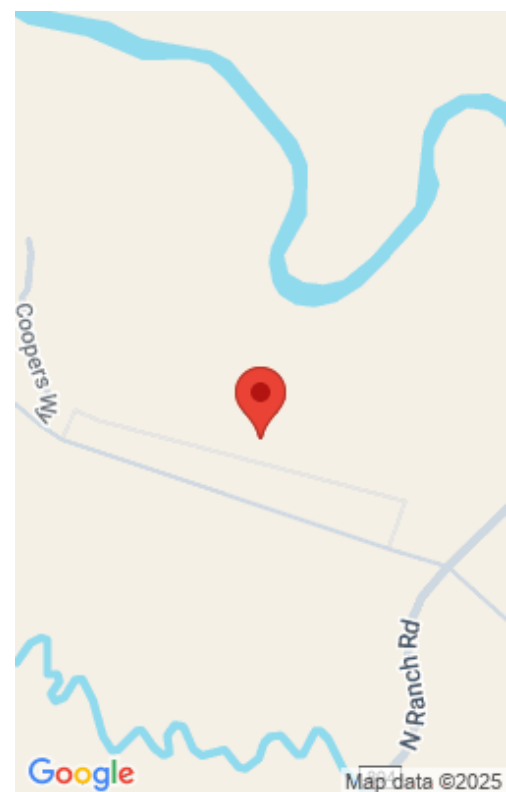
**\$519,000**

## **168 RIVERSIDE DR, GRANBY, CO 80446, USA**

<https://www.breckmtn.com>

Discover this brand-new 2-bedroom townhome in Granby Ranch! Boasting a contemporary design, it combines modern finishes with a stylish & functional layout. The inviting interior showcases bountiful natural light, a neutral palette, tall ceilings, and tasteful flooring – carpet & wood-look. The open layout creates a natural flow, perfect for both relaxing and entertaining! The...

- 2 beds
- 2 baths
- Townhouse
- Residential
- Active
- 1056, 1056 sq ft



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# Basics

**Type:** Townhouse  
**Category:** Residential  
**Bedrooms:** 2 beds  
**Half baths:** 1 half bath  
**OriginatingSystemName:** SUMMIT  
**Year built:** 2023  
**Days On Market:** 31

**Status:** Active  
**Area, sq ft:** 1056, 1056 sq ft  
**Bathrooms:** 2 baths  
**Floors:** Two floors  
**MLS ID:** S1061792  
**Date Added:** 2025-07-29

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# Building Details

**Water Source:** Public  
**Sewer:** Connected,PublicSewer  
**Property Condition:** NewConstruction  
**View:** Mountains  
  
**Floor covering:** Carpet, Vinyl  
**Architectural Style:** Dishwasher, ElectricRange, Disposal, MicrowaveHoodFan, Microwave, Refrigerator, SomeElectricAppliances, Dryer, Washer  
**Parcel Number:** R312636  
**Waterfront:** No  
**Land Lease:** No  
**Bathrooms Full:** 1

**Lot Features:** SeeRemarks  
**Construction Materials:** Frame  
**Levels:** Two  
**Subdivision Name:** OTHER - GRAND  
**Exterior material:** Frame  
**Roof:** Composition  
  
**Living Area:** 1056 sq ft  
**Heating:** Yes  
**ViewYN:** Yes  
**Open Parking:** No

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# Amenities & Features



**Pool Features:** Community

**Patio & Porch Features:** Patio

**Utilities:** ElectricityAvailable, SewerAvailable, WaterAvailable, SewerConnected

**Amenities:** FitnessCenter

**Fireplace:** No

**CoolingYN:** No

**PoolPrivateYN:** No

**Parking Features:** ParkingLot, ParkingLot

**Association Amenities:** FitnessCenter

**Furnished:** Furnished

**Heating:** Baseboard,Electric

**Spa:** No

**Pets Allowed:** Yes

**Lot Features:** SeeRemarks

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Expenses, Fees & Taxes

**Association Fee:** \$7,769

**Tax Annual Amount:** \$9,999

**Tax Year:** 2024

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Miscellaneous

**Association Fee Frequency:**  
Annually

**Community Features:**  
Golf,TrailsPaths,Clubhouse,Fishing,Pool

**Exclusions:** No

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Listing Information Courtesy of:

**Agent Name:** Sheila Bailey

**List Office Name:** Keller WilliamsAdvantageRealty

