



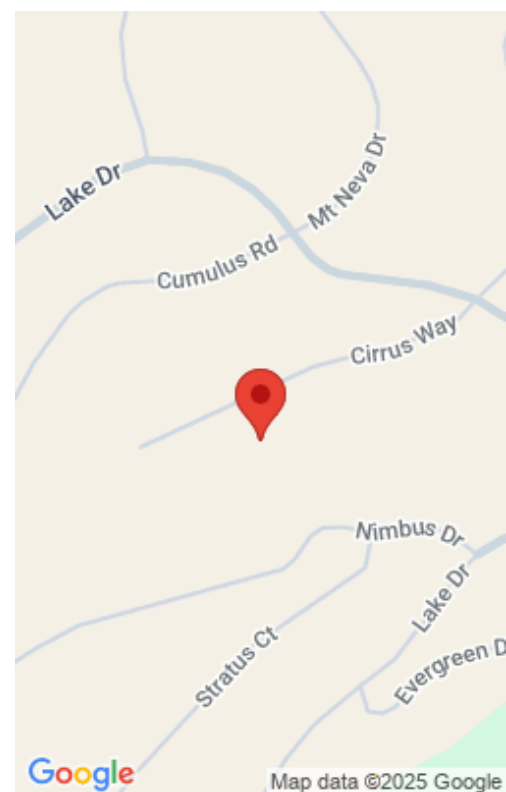
**\$1,595,500**

## **740 CIRRUS WAY, GRANBY, CO 80446, USA**

<https://www.breckmtn.com>

Welcome to an exceptionally rare, ski-in/ski-out home, nestled on nearly three-quarters of an acre with the picturesque Home Again Ski Trail right in your backyard. This custom-built masterpiece, completed in 2020, has never been utilized as a short-term rental, ensuring it remains in pristine, like-new condition. This one-of-a-kind residence boasts high-end finishes throughout, including a...

- 3 beds
- 3 baths
- SingleFamilyResidence
- Residential
- Active
- 2488, 2488 sq ft



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# Basics

**Type:** SingleFamilyResidence  
**Category:** Residential  
**Lot size, sq ft:** 30927.6, 0.71 sq ft  
**Bathrooms:** 3 baths  
**Floors:** Two floors  
**MLS ID:** S1055891  
**Lot Size Acres:** 0.71 acres  
**Days On Market:** 216

**Status:** Active  
**Area, sq ft:** 2488, 2488 sq ft  
**Bedrooms:** 3 beds  
**Half baths:** 0 half baths  
**OriginatingSystemName:** SUMMIT  
**Year built:** 2019  
**Date Added:** 2025-01-17

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# Building Details

**Water Source:** Public  
**Lot Features:** SkiInSkiOut,SeeRemarks  
**Construction Materials:** Frame  
**Levels:** Two  
**Subdivision Name:** OTHER - GRAND  
**Basement:** Finished, WalkOutAccess  
**Architectural Style:** Dryer, Dishwasher, Disposal, GasRange, Microwave, Refrigerator, Washer  
**Parcel Number:** R306788  
**Waterfront:** No  
**Land Lease:** No  
**Lot Size Area:** 0.71 sq ft  
**Open Parking:** No

**Basement:** WalkOutAccess,Finished  
**Sewer:** Connected,PublicSewer  
**Property Condition:** Resale  
**View:** Mountains,SkiArea  
**Floor covering:** SeeRemarks  
**Exterior material:** Frame  
**Roof:** Composition  
  
**Living Area:** 2488 sq ft  
**Heating:** Yes  
**ViewYN:** Yes  
**Bathrooms Full:** 3

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# Amenities & Features



<b>Pool Features:</b> Community	<b>Parking Features:</b> Attached,Garage, Attached,Garage
<b>Association Amenities:</b> FitnessCenter	<b>Utilities:</b> CableAvailable, ElectricityAvailable, NaturalGasAvailable, SewerAvailable, WaterAvailable, SewerConnected
<b>Fireplace Features:</b> Gas	<b>Fireplaces Total:</b> 2
<b>Furnished:</b> Furnished	<b>Amenities:</b> FitnessCenter
<b>Heating:</b> NaturalGas,Radiant	<b>Features:</b> Fireplace, FoodServices, SeeRemarks
<b>Interior Features:</b> Fireplace, SeeRemarks	<b>Laundry Features:</b> InUnit
<b>Fireplace:</b> Yes	<b>Spa:</b> No
<b>CoolingYN:</b> No	<b>Pets Allowed:</b> Yes
<b>PoolPrivateYN:</b> No	<b>Lot Features:</b> SkilnSkiOut, SeeRemarks

Expenses, Fees & Taxes

<b>Association Fee:</b> \$3,542	<b>Tax Annual Amount:</b> \$7,493.76
<b>Tax Year:</b> 2024	

Miscellaneous

<b>Association Fee Frequency:</b> Annually	<b>Community Features:</b> Golf,TrailsPaths,Clubhouse,Fishing,Pool
<b>Exclusions:</b> No	

Listing Information Courtesy of:

<b>Agent Name:</b> Sheila Bailey	<b>List Office Name:</b> Keller WilliamsAdvantageRealty
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