



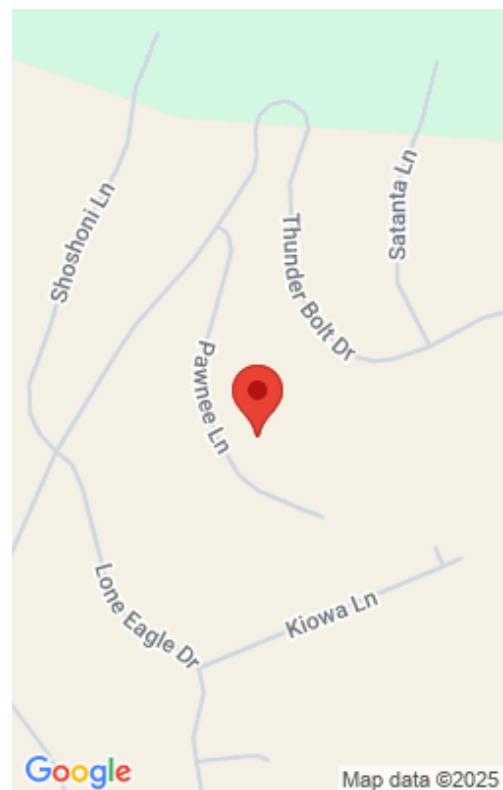
740 PAWNEE LN, GRANBY, CO 80446, USA

<https://www.breckmtn.com>

Gorgeous Mountain Modern Home with huge windows, sitting on one of the best lots in Granby Ranch. This brand new, custom-built mountain home with 4 bedrooms and 3 bathrooms is the perfect blend of luxury living, vacation retreat, and investment opportunity. Subd: GRANBY RANCH FLG 6 Lot: 44

\$1,750,000

- 4 beds
- 3 baths
- SingleFamilyResidence
- Residential
- Active
- 2751, 2751 sq ft



Basics

Type: SingleFamilyResidence

Category: Residential

Lot size, sq ft: 16552.8, 0.38 sq ft

Bathrooms: 3 baths

Floors: Two floors

MLS ID: S1063866

Lot Size Acres: 0.38 acres

Status: Active

Area, sq ft: 2751, 2751 sq ft

Bedrooms: 4 beds

Half baths: 0 half baths

OriginatingSystemName: SUMMIT

Year built: 2025

Date Added: 2025-10-06

Building Details

Water Source: Public

Lot Features: SeeRemarks

Construction Materials: Frame

Property Condition: NewConstruction

View: Mountains

Floor covering: SeeRemarks

Exterior material: Frame

Roof: Composition

Living Area: 2751 sq ft

Heating: Yes

ViewYN: Yes

Bathrooms Full: 3

Basement: Finished

Sewer: Connected,PublicSewer

Garage Spaces: 2

Levels: Two

Subdivision Name: OTHER - GRAND

Basement: Finished

Architectural Style: SeeRemarks

Parcel Number: R304387

Waterfront: No

Land Lease: No

Lot Size Area: 0.38 sq ft

Open Parking: No

Amenities & Features



Pool Features: Community

Association Amenities: FitnessCenter

Fireplaces Total: 1

Amenities: FitnessCenter

Features: FoodServices, SeeRemarks

Laundry Features: InUnit

Spa: No

Pets Allowed: Yes

Lot Features: SeeRemarks

Parking Features: Garage, Garage

Utilities: CableAvailable, ElectricityAvailable, NaturalGasAvailable, SewerAvailable, WaterAvailable, SewerConnected

Furnished: Unfurnished

Heating: ForcedAir

Interior Features: SeeRemarks

Fireplace: Yes

CoolingYN: No

PoolPrivateYN: No

Expenses, Fees & Taxes

Association Fee: \$3,542

Tax Annual Amount: \$4,313

Tax Year: 2024

Miscellaneous

Association Fee Frequency:
Annually

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

Exclusions: No

Listing Information Courtesy of:

Agent Name: Sheila Bailey

List Office Name: Keller WilliamsAdvantageRealty

