



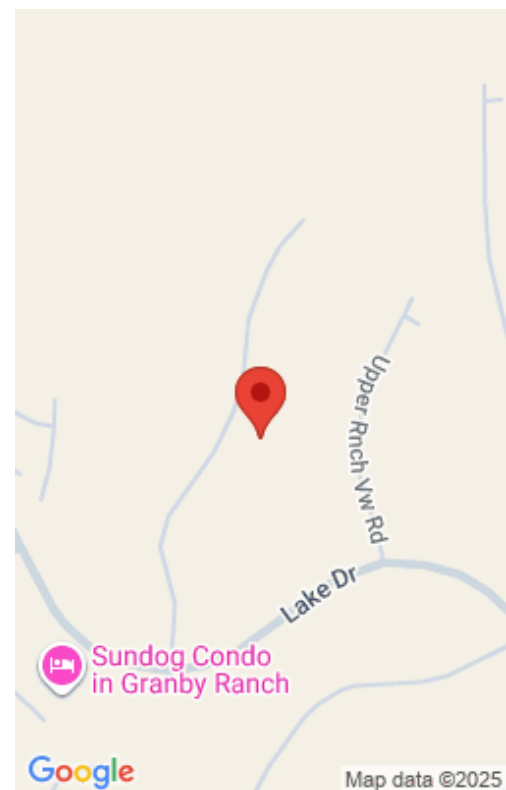
**\$1,899,000**

## **818 LOWER RANCH VIEW DR, GRANBY, CO 80446, USA**

<https://www.breckmtn.com>

Stunning Mountain Modern Retreat – Ready by November 2025, Just in Time for Ski Season! This beautifully designed mountain modern home combines luxury and comfort, perfectly timed for winter adventures. Featuring top-of-the-line finishes throughout, including a steam shower, and a spacious, heated and covered deck that offers breathtaking views of open space—ideal for year-round enjoyment....

- 5 beds
- 4 baths
- SingleFamilyResidence
- Residential
- Active
- 3170, 3170 sq ft



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# Basics

**Type:** SingleFamilyResidence  
**Category:** Residential  
**Lot size, sq ft:** 16117.2, 0.37 sq ft  
**Bathrooms:** 4 baths  
**Floors:** Two floors  
**MLS ID:** S1061474  
**Lot Size Acres:** 0.37 acres

**Status:** Active  
**Area, sq ft:** 3170, 3170 sq ft  
**Bedrooms:** 5 beds  
**Half baths:** 0 half baths  
**OriginatingSystemName:** SUMMIT  
**Year built:** 2025  
**Date Added:** 2025-07-15

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# Building Details

**Water Source:** Public  
**Lot Features:** SeeRemarks  
**Construction Materials:** Frame  
**Property Condition:** NewConstruction  
**View:** GolfCourse,Mountains,SkiArea  
**Floor covering:** SeeRemarks  
**Exterior material:** Frame  
**Roof:** Composition  
**Living Area:** 3170 sq ft  
**Heating:** Yes  
**ViewYN:** Yes  
**Bathrooms Full:** 2

**Basement:** Finished  
**Sewer:** Connected,PublicSewer  
**Garage Spaces:** 2  
**Levels:** Two  
**Subdivision Name:** OTHER - GRAND  
**Basement:** Finished  
**Architectural Style:** SeeRemarks  
**Parcel Number:** R303857  
**Waterfront:** No  
**Land Lease:** No  
**Lot Size Area:** 0.37 sq ft  
**Open Parking:** No

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# 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,NaturalGas

**Interior Features:** SeeRemarks

**Fireplace:** Yes

**CoolingYN:** No

**PoolPrivateYN:** No

Expenses, Fees & Taxes

**Association Fee:** \$3,542

**Tax Annual Amount:** \$3,308

**Tax Year:** 2024

Miscellaneous

**Association Fee Frequency:** Annually

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

**Exclusions:** No

Listing Information Courtesy of:

**Agent Name:** Sheila Bailey

**List Office Name:** Keller WilliamsAdvantageRealty

