



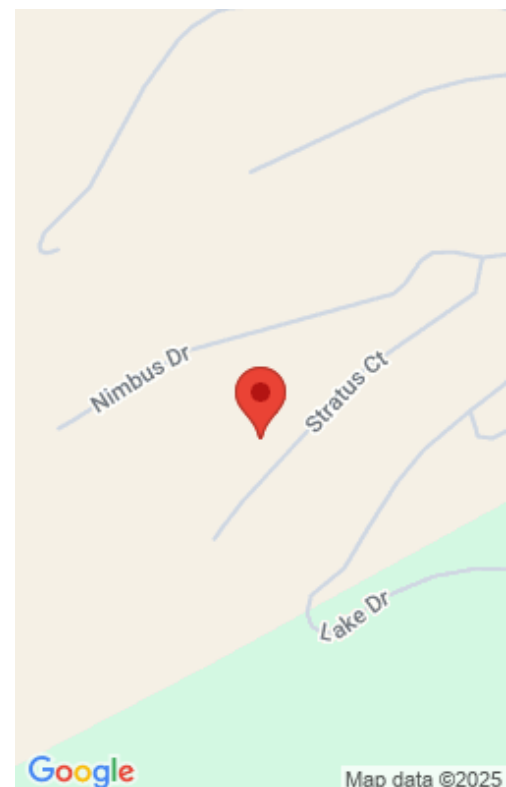
**\$2,490,000**

## **865 STRATUS CT, GRANBY, CO 80446, USA**

<https://www.breckmtn.com>

Experience the ultimate mountain lifestyle in this exceptional ski-in/ski-out home located in the highly sought-after Trailside neighborhood. What sets Trailside apart? The rarity of nearly one-acre homesites perched directly on the slopes—offering unparalleled privacy, breathtaking views, and direct ski access right from your doorstep. This beautifully crafted home showcases high-end construction throughout, including in-floor radiant...

- 4 beds
- 4 baths
- SingleFamilyResidence
- Residential
- Active
- 3525, 3525 sq ft



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# Basics

**Type:** SingleFamilyResidence  
**Category:** Residential  
**Lot size, sq ft:** 34848, 0.8 sq ft  
**Bathrooms:** 4 baths  
**Floors:** ThreeOrMore floors  
**MLS ID:** S1062052  
**Lot Size Acres:** 0.8 acres  
**Days On Market:** 10

**Status:** Active  
**Area, sq ft:** 3525, 3525 sq ft  
**Bedrooms:** 4 beds  
**Half baths:** 1 half bath  
**OriginatingSystemName:** SUMMIT  
**Year built:** 2015  
**Date Added:** 2025-08-11

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# Building Details

**Water Source:** Public  
**Sewer:** Connected,PublicSewer  
**Garage Spaces:** 2  
**Levels:** ThreeOrMore  
**Subdivision Name:** OTHER - GRAND  
**Exterior material:** Frame  
**Roof:** Composition  
**Living Area:** 3525 sq ft  
**Heating:** Yes  
**ViewYN:** Yes  
**Bathrooms Full:** 3

**Lot Features:** SkiInSkiOut  
**Construction Materials:** Frame  
**Property Condition:** Resale  
**View:** GolfCourse,Mountains,SkiArea  
**Floor covering:** SeeRemarks  
**Architectural Style:** SeeRemarks  
**Parcel Number:** R306805  
**Waterfront:** No  
**Land Lease:** No  
**Lot Size Area:** 0.8 sq ft  
**Open Parking:** No

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# Amenities & Features



**Pool Features:** Community

**Association Amenities:** FitnessCenter

**Fireplaces Total:** 2

**Amenities:** FitnessCenter

**Features:** FoodServices, SeeRemarks

**Laundry Features:** InUnit

**Spa:** No

**Pets Allowed:** Yes

**Lot Features:** SkiInSkiOut

**Parking Features:** Garage, Garage

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

**Furnished:** Furnished

**Heating:** ForcedAir,NaturalGas

**Interior Features:** SeeRemarks

**Fireplace:** Yes

**CoolingYN:** No

**PoolPrivateYN:** No

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## Expenses, Fees & Taxes

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

**Tax Annual Amount:** \$8,262

**Tax Year:** 2024

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## Miscellaneous

**Association Fee Frequency:** Annually

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

**Exclusions:** No

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## Listing Information Courtesy of:

**Agent Name:** Sheila Bailey

**List Office Name:** Keller WilliamsAdvantageRealty

