Make your Living in Paradise . . . one can do that in 2016.



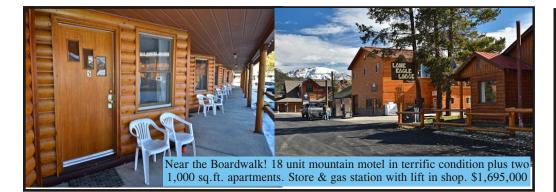
Five businesses at the entrance to Grand Lake The Park! Busy refueling station, grocery and liquor store plus gifts and bait & tackle. Living quarters on walkout lower level! \$1,295,000



\$255,000 for retail space on main street

with historic home. Three adjoining sites

priced from \$89,000 to 115,000; need all to close on the same day.







etal store on the sunny side of the booardwalk in the heart of town close to the 4-way stop and one block from the beach and docks. \$279,000. See the world go by from your inviting layout.



Busy and well-cared for Cabin Court: \$1.5M. An Acre with lakeview on the Boardwalk!





8 cabins plus a large home offering separate suites. Each cabin has an inviting living room, kitchenette and a private bedroom. \$899,000



Formerly a convenience store near Lake Granby and a National Forest access road. Large detached garage and storage shed. \$379,000



sq.ft. commercial building in a prime location on the sunny side of Grand Lake's popular Boardwalk! Presently operated as the Grand Lake Art Gallery, featuring artistic creations by talented Coloradoans. \$615,000





visit us near the east end of the Boardwalk in www.MountainLake.com















Landscaped and furnished 4 bedroom home at The Ridge at Elk Creek, close to Grand Lake Village, between Columbine Lake and Rocky Mountain National Park. 3-sided gas fireplace, high beamed ceiling in Great Room.4 bedrooms, 3 baths with custom cabinets. 2100 sq. ft. plus double garage and decks. Lower level recreation room has a walkout to a hidden Zen-like pond just beyond the property. Inside, you'll love how the grains flow in the rec room's granite countertop. \$489,000 mostly furnished

The Idyllic Trail Creek Valley



Spacious 3100 sq. ft. home on 21 Acres in a verdant valley, 5 miles west of Lake Granby. Seven of the acres can be sold off or built on separately. The home comes with a triple garage set close to the 7 acres. One can have paths threading through a long forest of aspen, a sweet pocket of earth, bursting forth with columbines and the sweet fragrance of Trail Creek Valley. The stars come out at night as few ever see. Inside, the Great Room has a wood-finished ceiling adding to the glow given from the warmth of a corner stove and the kitchen. The main level has a master bedroom suite plus a 2nd bdrm. The lower level features a walkout rec room with its own bar (a short walk from the man-garage) plus two more bedrooms. \$699,000 furnished.

Land around Grand Lake - Come inside and pick up maps to each area from our office.



Mountain Views! Select your home site: \$38,-49,000. Easy to build on. Drill a well for water. Other utilities are underground.



COLORADO ANGLERS: near boat launch & National Forest. Affordable, $5\frac{1}{2}$ miles south of Grand Lake, \$24,000 and up



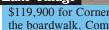
\$24,000 and up for land with lake & mountain views. Underground utilities are in: natural gas, electricity, cable television & community sewer. Drill a well for water.



Three home sites to choose from ... each overlooks this peaceful meadow near Lake Granby \$39,900 - (\$90,000 wooded with both taps paid)



Enjoy views of Grand Lake and Shadow Mountain from these sites: \$65,000-75,000





Two Acres overlooking a ranch with lights and shadows skipping across the meadows. \$79,000

page 2

Road 4, one mile from Lake Granby and a mile from National Forest trails. Fine view to Gravel Mountain and its snowy mantle. \$57,500





Choice View site overlooking the community to Lake Granby and the Continental Divide. Access to lake and snowmobile trails! \$49,000 with water well already drilled



Drive through part of Rocky Mtn. Nat'l Park to reach these two acre sites near the National Forest trails. ATV and snowmobile from your land. \$120,000 to \$125,000



\$119,900 for Corner site 100 x100 feet, just off the boardwalk. Commercial transitional zoning



Acreage within a 1800 Acre Ranch: 5¹/₂ acres bordering a huge meadow with a summer stream. Ready to build on with a well and driveway already in. East of Granby. \$115,000

Subdivided Acreage near Lake Granby



Over 4 Acres overlooking the Colorado River, Lake Granby and the Continental Divide. All 32 lots for \$299,000 or \$139,000 for 17 lots



\$59,900: wide open views across Lake Granby's Rainbow Bay to the Indian Peaks and Abe Lincoln in repose along the Continental Divide. Land has a blend of sagebrush, pine and wild flowers (in the summer). It is within sight of a boat launch and excellent fishing.





Level home site with views to the Continental Divide. \$29,500. Short family walk from the fishing canal. page 11