

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

Children & parents love the 4 day school week. Staying in touch with the larger world and having deliveries made and having quality time has never been easier. Our location gets more special every year.



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



Best backyard views from any Conoco station!



Near the Boardwalk! 18 unit mountain motel in terrific condition plus two 1,000 sq.ft. apartments. Store & gas station with lift in shop. \$1,695,000



\$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.



Retail store on the sunny side of the boardwalk 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



3900 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



To have your real estate questions addressed, visit us near the east end of the Boardwalk in Grand Lake Village, one block from the beach!  
**www.MountainLake.com**  
tours inside homes, wildlife, scenery & videos.

YouTube  
2GrandLake



Email [readydonna@gmail.com](mailto:readydonna@gmail.com) and tell us what you would like to own in Grand Lake.

Homes from \$250,000, Land \$25,000 & up, condominiums from \$190,000. Waterfront properties, acreage, businesses ....



Soda Springs Ranch Club condominium near Lake Granby: \$148,000 ~ Ground level, 2 bedroom, 2 bath condo in Grand Lake: \$ 205,000



Chalet in The Shores of Shadow Mountain bordering the fishing canal and a short walk from Shadow Mountain Lake. Large arched windows make everything bright and spacious in the Great Room around the fireplace. \$549,000



Your Guide to Grand Lake ∞ August 9, 2016 edition ∞ ☎ 970-627-3103



**Ridge at Elk Creek**



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

**page 2** **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.**



**Grand View Park: 3.7 miles south**

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



Half-acre with pastoral views just off paved 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



**Great value in Legacy Park**

Acreage within a 1800 Acre Ranch: 5½ 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

**COLORADO ANGLERS: near boat launch & National Forest. Affordable, 5½ 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.



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

**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

**Near North Shore of Lake Granby**



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



**Sun Valley Lake: 2 miles NW**

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

**Scanloch area by Lake Granby**



\$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.



**In Grand Lake Village**

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



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

**Timberlane Heights: 4.5 miles south**



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



**up Road 4**

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