



Make an offer.

\$59,000 for land with awesome lake views across Shadow Mountain Lake. Property is along a ridge with views deep into Rocky Mountain National Park (to the east). To the west, one can gaze across a valley to National Forest land. Nice level area on top for your home and driveway.



2/3 of an acre with magnificent views of Grand Lake, Shadow Mountain Lake and Mount Baldy! Subdivided into three sites. \$275,000 for all



3 Acres bordering Recreation land with this view of Lake Granby: \$89,000.



Along a Stream, just off the Boardwalk

Charming riverfront lodge in town, dates back to the turn of the last century. Large room along the river features a huge fireplace. Terrific location two blocks from Grand Lake's beach. Bedrooms are on the upper level. \$650,000

Panoramic views over Shadow Mountain Lake . . . and Grand Lake too!



Enjoy views down Shadow Mountain Lake from this home site in town. \$79,000



Two Great Lakes shine with a backdrop of mountains. Panoramic views from within a small community of homes with gated access, paved roads and clever landscaping. \$299,000

Shores of Shadow Mountain: paved roads near Boat Launch, by Fishing Canal and hiking trails



Seller financing with low down payment.

Mountain community offers paved roads with all utilities underground. 4 miles south of Grand Lake Village at the south end of Shadow Mountain Lake. Wooded home sites on the back side of this ridge are \$69,000 to \$99,000. Lake view site: \$295,000. Ask for map.



Level 6 Acres with Lake and Mountain Views, 4 miles south. \$159,000



Home site near Lake Granby. Road ends a little before the site along lower border. Design a home with decks and levels that step up the hill to take advantage of the views. Two thirds of an acre. \$39,900

Daven Haven: affordable efficient and rental cabins a pleasant walk from lake side parks & boardwalk



\$120,000 each ~ in the heart of town! Three one bedroom cabins and efficiencies from which to choose. Just minutes by foot from 3 lakeside parks, fishing, boardwalk shops, theater and restaurants. Large central play and BBQ area plus big bonfire circle.



Peaceful homes sites 3 miles south of Grand Lake Village overlooking the sights and sounds of the Colorado River Valley: \$38,000-99,900. Ask about wells and seller financing.



Level acre on the high ridge just west of town towards Golf Course Road. Property extends from one road to another with fine views towards Mount Baldy. \$89,900



Savor views of both Grand Lake and Shadow Mtn Lake. Over 4 Acres bordering Rocky Mtn National Park and just a couple of blocks from Grand Lake's beach, shops & restaurants. This is an unusually large parcel so close to town. Varied terrain close to a rushing stream and two trails that enter Rocky Mountain National Park. \$525,000

Acreege: pick a setting that pleases you

Mountain Shadows



Wild Acres



Amazing Lake and Mountain views from this ridge top location. Three-fourths of an acre in WildAcres between Shadow Mountain Lake and the Colorado River Valley. \$109,000



Home site on a hill overlooking Lake Granby. Fine views to National Forest lands to the west where one may have been to treeline by snowmobile! \$68,000

Top left photo is from a site overlooking Lake Granby. The shoreline below is protected. Over 4 acres: \$165,000. Wooded acreage with mountain views \$99,000 to \$149,000. An offer is pending on a six acre site for \$179,000

Nature Valley Ranch : 131 acres



page 4 Emerald green meadows, winding brooks flowing freely, 131 acres of alpine meadow safely tucked in the heart of Colorado! A precious pocket of land that can impart a rancher's wisdom of what a large spread of land can do, coupled with the rhythms of a large unspoiled region surrounded by mountains. The property comes with a comfortable two bedroom home for your family plus guest cabins for paying guests. Rentals are already in place. Create a Dude Ranch! Offer a stable and a place to ride for people who own horses, llamas, ponies ... The whole package with the 131 acres, 3 cabins and water rights is **only \$988,000**

Acreege near the cradle of the Colorado River.



Secluded and private setting on two acres of land, just a few hundred feet from Grand Lake's Golf course/Nordic Ski Area. Amazing Great Room with huge windows framing wonderful mountain views and a fireplace set in an enormous wall of impressive stone. Wood floors, fine finishings. Master suite on main level with two guest rooms upstairs. \$525,000



Acreege near Recreation District Lands



Secluded yet accessible: home on 4 Acres of useable property bordering hundreds of acres of Recreation District land. Two miles from Grand Lake Village, boardwalk and beach. Master suite, 2 guest rooms plus an office. Living room, rec room and kitchen all have raised ceilings. Huge heated garage. Redwood deck. In the winter, one can cross country ski directly onto Nordic ski trails. \$369,000



Fine home overlooking Shadow Mountain Lake



Log Chateau on a hill with panoramic lake and mountain views. Lodge style Great Room with massive see-through fireplace sending its glow into the living and dining areas. Large recreation room on walkout lower level with wide views and an adjoining media room. Luxurious master suite. Versatile floor plan for accommodating guests and storing seasonal items. Expansive deck for dining, relaxing .. hot tubbing ... Three-quarter acre of land close to lakeside parks, boat launches and trails to the sky. Over 5000 sq. ft. plus garages and expansive deck. \$995,000 **page 9**