



\$599,000

Total Sq. Ft: 4,788
Finished Sq. Ft: 3,400
Year Built: 2006
Style: Raised Ranch
Acres: 3.17
Bedrooms: 5
Bathrooms: 3
Garage: Attached 2 Car
Includes: dishwasher, microwave, oven, refrigerator, washer & dryer

104 County Rd 6237 Parker Trail, Granby, CO 80446

Perfect location for horsemen & sportsmen

Lovely home surrounded by 1,200 acres of private open space with: meadows, streams, wildflowers, and a stocked fishing pond

In-floor radiant heat, gourmet kitchen, master suite with steam shower, two trex decks, stained concrete countertops

Corner lot, great well, awesome views

Many perks!



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FREE Real Estate Analysis Today!

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970-531-5050







- **Unlimited access into BLM land for the best of hunting, riding, hiking, snowmobiling, etc.**
- **Only homeowners can use this space within Legacy Park!**
- **8 Stall equestrian center with electric, hot/cold water, rubberized mats on the floor, bathroom, tack rooms, hay & feed storage areas, outdoor turnout pens and runs.**
- **Approximately 3 acres fenced pasture with several smaller pasture spaces available.**
- **Horseman s dream to keep their stock, and no charge to the homeowner to keep their horses there!**