



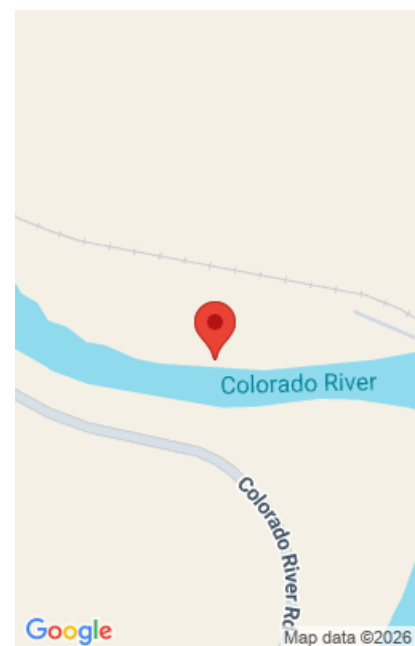
**\$9,500,000**

## **US-6 3597, DOTSERO, CO, 81637**

<https://resortdevelopmentmarketing.com>

Discover a spectacular 167-acre property with over a mile and a quarter of Colorado River frontage. Grand River Ranch offers unparalleled privacy, lush, fully irrigated pastures, and direct access to BLM land—a rare combination for those seeking both serenity and opportunity. With 2 CFS of senior water rights and world-class fishing just steps from your door, the property is as functional as it is breathtaking. Whether you're envisioning a private escape or exploring development possibilities, this ranch presents a unique and rare opportunity in an irreplaceable setting. A quaint and cozy ranch house sits peacefully on the riverbank, offering 2,392 square feet of living space. The main level features two bedrooms, a charming stone fireplace, an open kitchen with updated appliances, and a comfortable, inviting living area. Upstairs, the primary suite includes a loft currently used as an office, perfect for a quiet workspace with river views. The home is currently enjoyed by its owners as a vacation retreat, offering warmth and comfort year-round. Development potential is endless. Whether you envision income-producing additions such as yurts, luxury glamping, or fishing and hunting camps, or simply want to enjoy the land as your private oasis, the flexibility is yours. Located in a prime location just 45 minutes away from resort towns Vail and Beaver Creek, 20 minutes to Glenwood, an hour and 20 minutes to Aspen, and two hours from Denver. Whether you're seeking tranquility, adventure, or an investment opportunity, Grand River Ranch is a truly special place to make your next move.

- 3 beds
- 2 baths
- Ranch
- Residential
- Active



**Elle Young**



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## Basics

**Category:** Residential

**Status:** Active

**Bathrooms:** 2 baths

**Floors:** 2 floors

**Year built:** 2009, 2009

**Agent Full Name:** Elle Marie Young

**Lot Size Acres:** 167 acres

**County:** Eagle

**Type:** Ranch

**Bedrooms:** 3 beds

**Half baths:** 1 half bath

**Lot size:** 167 sq ft

**Subdivision Name:** Other

**Bathrooms Full:** 2

**Zoning:** R

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## Building Details

**Building Area Total:** 2392 sq ft **Construction Materials:** Stone, Wood Siding

**Heating:** Baseboard, Radiant Floor **Stories:** 2

**Roof:** Metal

**Foundation Details:** Poured in Place

**Floor covering:** Carpet, Tile, Wood

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## Amenities & Features

**Laundry Features:** Washer Hookup

**Flooring:** Carpet, Tile, Wood

**Utilities:** Cable Available, Electricity Available, Phone Available, Water Available

**Parking Features:** Outdoor

**Appliances:** Built-In Electric Oven, Dishwasher, Range Hood, Refrigerator, Washer/Dryer

**Interior Features:** Fireplace - Gas, Multi-Level, Patio, Spa/Hot Tub, Vaulted Ceiling(s)

**Cooling:** None

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## Courtesy of

**List Office Name:** Berkshire Hathaway- Vail Lionshead

