

$9,500,000

US-6 3597, DOTSERO, CO, 81637

https://resortdevelopmentmarketing.com

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

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.



Elle Young

Basics

Category: Residential

Type: Ranch

Status: Active

Bedrooms: 3 beds

Bathrooms: 2 baths

Half baths: 1 half bath

Floors: 2 floors

Lot size: 167 sq ft

Year built: 2009, 2009

Subdivision Name: Other

Agent Full Name: Elle Marie Young

Bathrooms Full: 2

Lot Size Acres: 167 acres

Zoning: R

County: Eagle

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

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

Courtesy of

List Office Name: Berkshire Hathaway- Vail Lionshead

