

**725 Grand Ave, Grand Lake 80447. Erica Kalkofen 970-531-6860
RE/MAX PEAK to PEAK MLS#23-74**

List of Improvements

- New roof replaced in summer of 2022
- Exterior stain done in summer of 2022
- Center wall in enclosed patio area on L brackets to open up seating area
- Plexi glass installed to remove during the summer
- Refinished original bar flooring
- New luxury vinyl plank flooring installed throughout kitchen, upstairs apartment, part of bar area
- Painted employee bathroom
- Painted upstairs apartment
- New tub in upstairs apartment
- Built the main bar
- Wooden planks installed on bar walls
- Firewall installed above gas appliances
- Firewall installed in server station