



105 GCR 4421 TC - 20, Grand Lake, CO 80447

MLS #24-1384

Looking for a quiet neighborhood, a cozy spot to call home, and close to all things -ing? Here is your gem! 1-bed, 1-bath, updated, with a sunny deck and storage, this condo is ready for its new owner. Updated flooring, paint, and deck paint, this condo is ready for an outdoor enthusiast! With a central atrium for additional storage, plus the closet space inside, you will have plenty of room for gear! The athletic club is within walking distance, making trips to the pool, the hot tub, and the weight room super accessible. The meeting room and game area offer room to spread out. Watch the snow fall cozied up next to the wood burning fireplace. HOA includes everything except electric. Set up a showing today!

Contract Information

Property Type	Condominiums	Book Section	Condominium
Listing Office	Your Home Real Estate & Remodeling Direct: 970-531-6860	Status	Active
List Price	225,000	Percent Ownership	Full
Reservations	Not Applicable	1st Right of Refusal	No

List Price Per SqFt 512.41

Location, Legal and Taxes

Area	Grand Lake Area	County	Grand
Parcel Number	119126246020	Association Y/N	Yes
Association Fee	1,962.85	Association Fee Frequency	Quarterly
Association Remarks	Active HOA Board	Taxes	545.81
Tax Year	2023	Tax Schedule #	R184010
Subdivision	SODA SPRINGS RANCH		
Legal	Subd: SODA SPGS NO 2 TENNIS CLUB TR-TC Unit: 20		
FIRPTA (Foreign Investment in Real Property Act)	No	County Road Remarks	County Road 4421
Common Road Name	Heritage Road	Metro District	No

General Property Description

Realtor.COM Type	Residential - Condo/Townhouse	Main SqFt	439.10
Total SqFt	585.50	Finished SqFt	439.10
Year Built	1984	Style	One Level
Acres	0	Total Bedrooms	1
Total Bathrooms	1	Total Full Baths	1
Garage Type	none	Garage Stalls	0
Garage Remarks	Open Parking		

Remarks

Permanent Book Msg Move in Ready Condo



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License #: IR100077823

Details

Property Condition:	Not Applicable
Miscellaneous:	Minimum Earnest \$: 5,000; Possession: Day of Closing; HOA Transfer Assess.: No; Sales Transfer Tax: No; Earnest Check To: Title Co. Rockies
Access Road Maintain:	County
Water Source:	Community: Tap Paid; Public: n/a; Well: n/a
Sewer Source:	Community: n/a; Public: Tap Paid; Septic: n/a
Utilities:	Electric: Connected; Natural Gas: Not Available; Propane Gas: Not Available; Telephone: Unknown; Cable TV: Connected; Heat: Electric; Type Heat: Baseboard; Wi-Fi
Bathrooms:	Main Bathroom: Full
Inclusions:	Dishwasher: yes; Disposal: yes; Furniture: yes; Microwave: yes; Oven: yes; Range: yes; Refrigerator: yes; W/D Hookup: yes; Washer/Dryer: yes
Fireplace/Wood Stove:	# of Fireplace/Stove: 1; Basement: no; Bedroom: no; Dining Room: no; Family Room: no; Kitchen: no; Living Room: yes; Master Bedroom: no; Fireplace Remarks: wood
Construction:	Frame
Amenities/HOA Includ:	Cable TV Included; Game Room; Hot Tub; Meet Room; Racquet Ball; Road Maintenance; Swimming Pool; Tennis; Trash Removal; Weight Room; Electric Included; Exterior Maintenance; Internet Included; Snow Removal; Water/Sewer Included
Property/Rental Mgmt:	Property Mgmt Co: Resort Mgmt Grp; Prop Mgmt Co Phone: 970-887-6030; Rental Mgmt Co: Resort Mgmt Grp; Long Term Rental: Over 30 days allowed
Schools:	Elementary School: Granby; High School: Middle Park; Jr High School: East Grand
Description:	Cable Installed; Deck; Fireplace; Gas Grill; Hot Tub; Lake View; Level; Maint/Assoc Fee; Pool; Quick Posn; Updated; View Mtns; Walk in Closet

Lot Features:	Close to Clubhouse; Front Yard; Level
Terms:	Cash; Conventional
Possible Usage:	Residential; Lease Term: Long Term
Special Listing	Real Estate Owned: No; Short
Conditions:	Sale: No

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