

421 GCR 496 Rangeview

\$1,299,000

Mountain Lake Properties
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Special Features: (Updated April 6, 2021)

Grand Lake Retreat is ideal for sharing with family and friends! Home is on 9/10 of an acre. Over 4900 square feet with 5 Bedrooms and 6 baths. Bring your toys! (2) oversized garages, a workshop, main floor master suite, new bunk room guest suite over the garage. Trex patios and decks. Many furnishings included. No Homeowner Association. Carpets are brand new so thank you for removing your shoes.

Just a mile northwest of Grand Lake Village and even closer to Rocky Mountain National Park! Close to great hiking, wildlife viewing and snowmobile trails.

R179790 Rangeview: Lot 37 #421 GCR 496 \$1,299,000

- Roof was replaced 2 years ago with hail resistant shingles.
- The Sellers believe this special location was spared due to the tree mitigation, grading and fire mitigation.
- Since the fire, over \$200,000 of work and upgrades have been done including the entire ceilings and walls being scrubbed, sealed and two coats of paint over a period of 2 months.
- 220 Volt, 35 Amp, and 50 Amp Electrical hook ups for RV's in the driveway
- (13) Mattresses and bedding are all new
- All TVs and electronics are new and wireless, valued at \$13,000
- New carpet in (3) bedrooms and (2) stairways
- Washer and Dryer were purchased in 2016. Refrigerator and dishwasher in kitchen are 2 years old. Kitchen and laundry sink/ faucets are new and updated.
- All of the attic insulation in the main house only was removed and new insulation installed with a rating of R51
- Heating: The main home has in-floor radiant natural gas heat. The Dude Room / Bunkroom Suite is electric baseboard in living and bedroom areas and baths, and forced air natural gas in the garage.

- Survey will be provided. Basically, the telephone or electrical poles in the rear are approximately within 5 feet of the property corners. 9/10 of an acre.
- Radon Mitigation system is already installed and tested.
- All textiles, rugs and fabrics were sent to Denver to be cleaned after the fire.
- Upper Level Bunk Room called the “Dude Den” (see sign) includes everything in that suite. (3) Queens with XL Twins above Bedding is included.
- \$3000 Reverse Osmosis Water filtration system is located in closet next to the bar.

Cabin WIFI to test: network “Cabin” Password “Bigguy10”

Michaels Audio described the WIFI hook up as: New Way to Net system for the Internet.

Boiler is original: serviced by Koll Gardner at Hydrotek.

Important Note: Scott Stapleton (contractor) is already contracted to replace the rear fence and to hot power wash the entire house and stain. This will be done before closing or something can be worked out. The Sellers are first on the list once the weather breaks.

The pile of dead/burnt trees in the back yard will also be removed before closing or a credit given.

Neighbors in back own two sites and do plan to rebuild a home.

Inclusions:

Most furnishings, linens, bedding towels, bath rugs, electronics, exterior patio furniture at the rear, Webber BBQ, Hot Tub and exterior porch furniture at the front entry are included.

Garage off of Kitchen: refrigerator and freezer are included.

Firewood on the Property

Mirrors, lamps and rugs are included throughout

Moose Painting in Master Bedroom Stays

Black Metal Wall Clock in Living Room Stays

Refrigerators all stay. Locations of the refrigerators are: 1. Kitchen, 2. Garage near kitchen, 3. Diva Room at bottom of stair 3. under counter bar refrigerator 4. refrigerator in guest suite above garage (Dude Room.)

All of the attic insulation was removed and new insulation installed with a rating of R51

Racks and shelving in garage are included. Mobile work benches and all toolboxes are excluded.

Hoses and Picnic Tables stay. Fire pit will stay. Trash Bins will stay

Lower Level Desk will stay. Seller will remove the computer itself.

Exclusions: Exhibit A

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All trailer/towing equipment, the wood splitter in the upper garage, all hand and electric tools, mobile workbenches, snowplowing equipment and equipment, landscaping equipment, all items in the kitchen walk in pantry, all small electric cooking appliances, all compressors, shop vacs, the Gantry Crane, the John Deere tractor and all the John Deere attachments are excluded.

All 4x4s (ATVS), sports equipment, bicycles throughout, the toy trailers, snowmobiles, camping chairs, alcohol are excluded throughout the home.

•Most hanging decor, art and pictures (the sellers may chose to leave some of it),

Specific Exclusions:

- Lower Level “Diva Rom” at bottom of stairway: Black/Brown Coffee Tables, Red Console Table and White Planter Cabinet with flowers are excluded.
- All helmets, sporting goods, and the rolling hanging garment racks in the utility room are excluded
- Metal Art at Entryway and Living area. (3) Pieces.
- Hall tree is Excluded at entry.
- (2) Lazy Susans at dining table /area, wine and (1) wine rack are excluded.
- Personal “Dinkel” Signs
- New 3 Bay Garage - Most finish wood, mobile work benches, toolboxes sports equipment, fishing rods and equipment, everything on the shelves walnut, plank type boards are excluded but wood racks which are attached will stay in new garage.
- Camping Chairs in Storage
- ice maker and all small appliances at the bar are excluded.
- All sledding tubes, Christmas lights, and bikes are excluded
- Kodiak Gun Safe in workshop is excluded.
- Walnut, plank type boards are excluded but wood racks which are attached will stay in new garage.
- Propane Smoker, Thermo Grill and Bradley Grill/Smoker in Garage are all excluded.
- Most vacuums, cleaning products and cleaning brooms, step stools and ladders are excluded.

