

# \$659,000 - 117 Granby Meadow Drive 117, Granby

MLS® #S1053298

**\$659,000**

3 Bedroom, 3.00 Bathroom, 1,280 sqft  
Residential

OTHER - GRAND, Granby, CO

Great end unit, brand new construction townhome with Winter 2025 delivery. This unique parcel sits next to downtown Granby and the Fraser River. You can walk into downtown Granby and enjoy all of the amenities of town access including shopping, parks and restaurants. The parcel is being built in Granby Park and sits next to the Medical Center. A parcel of Granby Park has been dedicated to the town for a future recreation center (funded through taxes) and planned commercial along US Highway 40 for potential breweries/shops/restaurants. This home comes standard with luxury finishes. From quartz countertops, stone and LVP siding, large windows with 360 degree mountain views, LVP plank flooring in great room and dining and so much more! All of the Granby Ranch amenities are included.



Built in 2023

## Essential Information

MLS® #	S1053298
Price	\$659,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Square Footage	1,280
Year Built	2023
Type	Residential

Sub-Type	Townhouse
Status	Closed

### Community Information

Address	117 Granby Meadow Drive 117
Area	Grand County
Subdivision	OTHER - GRAND
City	Granby
County	Grand
State	CO
Zip Code	80446

### Amenities

Amenities	Fitness Center
Utilities	Electricity Available, Sewer Available, Water Available, Sewer Connected
Parking	Off Street
View	Mountain(s)
Has Pool	Yes
Pool	Community

### Interior

Interior	Carpet, Vinyl
Appliances	Dishwasher, Electric Range, Disposal, Microwave Hood Fan, Microwave, Refrigerator, Some Electric Appliances, Dryer, Washer
Heating	Baseboard, Electric

### Exterior

Exterior	Frame
Lot Description	See Remarks
Roof	Asphalt
Construction	Frame

### Additional Information

Date Listed	August 27th, 2024
HOA Fees	8665
HOA Fees Freq.	Annually

### Listing Details

Listing Office	Keller Williams Advantage Realty
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