

\$9,900,000 - 3444 County Road 5, Fraser

MLS® #4983013 Listing Office LIV Sotheby's International Realty

\$9,900,000

4 Bedroom, 4.00 Bathroom, 6,620 sqft
Residential on 194 Acres

Winter Park, Fraser, CO

This is an extremely rare opportunity in Grand County. The EE Farms Ranch spreads over 193 acres and is located just 3 miles from Fraser and fewer than 20 minutes from Winter Park Resort. Make yourself at home in the 4 bed, 4 bath house with incredible mountain and meadow views, gourmet farmhouse kitchen, wine cellar, hot tub and fully equipped game room with full bar, pool table, shuffleboard, and game table and media areas. The home is located on 35 acres and is ready for all of your farming needs with multiple outbuildings including a large greenhouse, 2 large barns, 3 chicken coops, a stable with riding yard, 3 grain silos, sheds, caretaker apartment and full solar support. The ranch also includes water rights with 4 domestic drilled wells and stretches over the neighboring parcels for a total of over 193 acres. Neighboring parcels are within the Grand County growth area for high density development and can be sub-divided under Grand County's Sub-ex Guidelines.



Listing Courtesy of LIV Sotheby's International Realty

Built in 1993

Essential Information

MLS® #	4983013
Price	\$9,900,000



Bedrooms	4
Bathrooms	4.00
Full Baths	3
Square Footage	6,620
Acres	194.00
Year Built	1993
Type	Residential
Sub-Type	Farm and Ranch
Style	2 Story
Status	Active

PropertyValuationSnippet

PropertyValuationSnippet 4983013

Community Information

Address	3444 County Road 5
Subdivision	Winter Park
City	Fraser
County	Grand
State	CO
Zip Code	80442

Amenities

Features	Near Ski Area, Recreation, Secluded, Suitable for Grazing
Parking Spaces	3
Parking	Garage (Attached)
# of Garages	3
View	Mountain View, Ski Area

Interior

Interior Features	Cable Available, Eating Space / Kitchen, Five Piece Bath, Foyer/Entry, Game Room, Internet Access (Wired), Jack & Jill Bath, Kitchen Island, Master Bath, Master Suite, Smoke Free, Vaulted, Walk-in Closets, Wet Bar, Window Coverings, Work Shop (Interior), Hot Tub/Spa
Appliances	Convection Oven, Cook Top, Dishwasher, Disposal, Double Oven, Dryer, Freezer, Range Hood, Refrigerator (Kitchen), Self-Cleaning Oven, Washer, Wine Cooler
Heating	Radiant
Cooling	Ceiling Fan
Fireplace	Yes

of Fireplaces 4
Fireplaces Bedroom, Other, Rec/Bonus Room

Exterior

Exterior Features Covered Deck, Front Porch, Garden Area, Gutters, Hot Tub/Spa, Solar, Utility Shed, Wraparound Porch, Yard, Fenced Pasture, Greenhouse
Lot Description 1534967.00
Windows Window Coverings
Roof Metal
Construction Frame

School Information

District East Grand 2
Elementary Fraser Valley
Middle East Grand
High Middle Park

Additional Information

Zoning Mixed



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