



Cabin  
Country

Northern Colorado mountain land, cabins and ranches

\$ 423,500

MLS No 860652

View-T-Ful Opportunity

267 Granite Canyon Rd Livermore CO 80536



Ponderosa Pines and rolling hillsides

4 car attached garage

2 bedroom, office and covered deck

Mummy Range Views

Contact Bill McClelland Broker [bill@cabin-country.com](mailto:bill@cabin-country.com) 970 482 5263

[www.cabin-country.com](http://www.cabin-country.com) | Cabin Country Post Office Box 1967 Fort Collins CO 80522-1967



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Explore the Red Mountain area, a short 45 minute drive to city life in Fort Collins CO. 2 bedrooms and office with covered deck, and living room looks at the Mummy Range in Rocky Mountain National Park. Lots of Ponderosa pine and rolling hillsides shelter the deer and elk in the fall. 4-car attached garage and 2 sheds for extra storage. Health and lifestyle changes forcing sale of 2 year old, well constructed home on 37 acres.

### **Features**

- Ponderosa Pine forest and rolling hillsides
- Sno cap views of the Mummy Range
- Easy county road access, school bus route
- 4-car attached garage with 220 amp electricity
- 12' x 10' storage sheds (2)
- 30' x 8' covered deck
- Partially fenced
  
- Open floor plan
- Two bedrooms
- Quiet closing Hickory cabinets
- Double pane windows
- Kitchen appliances included
- Laminate flooring feels and looks like hardwood
- Pine trim accents
  
- 40 minutes NW of Fort Collins
- 35 minutes SW of Cheyenne, WY
- 40 minutes SE of Laramie, WY
- Unit 9 hunting opportunity



Additional photographs are located at [www.cabin-country.com](http://www.cabin-country.com)

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**School District** Poudre  
**High School** Poudre  
**Middle/Jr Elementary** Cache La Poudre  
 Livermore

**Total Sq Ft All Lvl's** 1845  
**Garage Spaces** 4 **Sq Ft** 1120  
 If exact sq ft is a concern, the property should be independently measured

**Built** 2016  
**Approx Acres** 37.75  
**Electric** Poudre Valley REA  
**Gas** Propane  
**Water** Well  
**Well Permit** 302302 Depth 400' Static 34 GPM 6  
**Taxes** 542.48  
**HOA Fee (Annual)** 160  
**Baths** 2  
**Bedrooms** 2

Rooms	Level	Length	Width	Floor
Master Bd	M	15	14	Carpet
Bedroom 2	M	14	10	Carpet
Dining room	M	14	11	Laminate
Kitchen	M	14	14	Laminate
Laundry	M	8	5	Laminate
Living room	M	24	14	Carpet
Office	M	14	11	Carpet

**Property Features**

**Exterior Features:** *Style:* Raised Ranch Construction: Wood/Frame *Roof:* Composition Roof *Type:* Modular Home  
*Outdoor Features:* Storage Buildings, Deck Location  
*Description:* Wooded Lot, Evergreen Trees, Level Lot, Rolling Lot  
*Horse Property:* Horse(s) Allowed *Fences:* Partially Fenced, Wire Fence  
*Views:* Back Range/Snow Capped  
*Road Access:* Private Road, not up to County Standards, County Road/County Maintained  
*Road Surface At Property Line:* Dirt Road

**Interior Features:** *Basement/Foundation:* Crawl Space  
*Heating:* Forced Air Cooling: Central Air Conditioning  
*Inclusions:* Window Coverings, Electric Range/Oven, Dishwasher, Refrigerator, Microwave, Garage Door Opener  
*Energy Features:* Double Pane Windows  
*Design Features:* Open Floor Plan Master Bedroom/Bath: 3/4 Master Bath

**Other Features:** *Utilities:* Electric, Propane, Satellite Avail, High Speed Avail  
*Water/Sewer:* Well, Septic New  
*Financing/Lending:* Cash, Conventional

All information deemed reliable but not guaranteed

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