

1044 S GRAPEVINE ROAD

GOLDEN | COLORADO

Special Features —

- 4 bed, 3 bath
 - 2 separate living units
 - Upstairs
 - 3 bed, 2 bath
 - Currently used as a short-term rental
 - Downstairs
 - 1 bed, 1 bath
 - Currently used as a long-term rental
 - Shared laundry
 - Easy to open back up
 - Rental History available
- 10 acres
 - Blend of wooded groves and open meadows
 - 170-vine irrigated vineyard
 - Bee hives
 - 4+ acres of fenced pasture
 - Chicken coop
 - Private walking trails
 - Sand volleyball court
- Panoramic foothills and city views
 - Views of Cabrini Shrine
 - City light views at night
- 40x60 steel outbuilding - with rental history as a workshop
- 2 additional outbuildings— could be used for storage and/or loafing sheds
- Private domestic well for household and agricultural needs
- Minutes from I-70
 - Less than 30 minutes to downtown Denver
 - 40 minutes to DIA
- 10 minutes to downtown Golden
 - Enjoy clear creek river activities and plenty of shopping and restaurants!
- 30 Minutes to Loveland Ski Resort
- Under an hour to Keystone, A-Basin and Winter Park resorts