

727 East 27th Street

Greeley, Colorado

OFFERED AT \$3,150,000



**30-ACRE
GATED ESTATE
CONTAINING
A SERENE,
18-ACRE LAKE**



Scan to see
Seller provided
photos



RECREATIONAL LAKE PROPERTY THAT HAS IT ALL!

ZONING = THE HOME IS SFR. THE LAND AROUND THE LAKE AND THE LAKE ITSELF IS COMMERCIAL.

- 30 ACRES
- NO METRO TAX
- NO HOA



THE LAKE

- PRIVATE GATE WITH CODE TO GET INTO ESTATE
- 18-ACRE LAKE
- SKIING, WAKEBOARDING, WAKE SURFING, PADDLE BOARDING AND MORE!
- FISHING AND WATERFOWL HUNTING
- SURVEYED SLALOM COURSE
- CONCRETE OBSERVATION TOWER AND LOOKOUT POINTS BOARDING THE LAKE
- LARGE COMMUNITY DOCK AND PLAYGROUND
- OVER 20 RV SPOTS
- WATER & ELECTRIC FOR 7-9 RV PARKING SPOTS ALONG THE SHORE OF THE LAKE
- RV SEWER DUMP SITE ON PROPERTY
- 1,000-GALLON FUEL TANK/ PUMP AT THE LAKE TO SUPPORT BOATS, VEHICLES, ETC
- NUMEROUS FLOATING DOCKS
- BOAT LIFT AT THE SECOND DOCK
- NUMEROUS HORSESHOE PITS AND FIRE PITS





APPROACHING the Home

- » Rocky Mtn Views
- » Fenced Yard
- » Parklike setting for backyard with mature landscaping
- » Stamped concrete for raised garden beds
- » Water feature in backyard
- » Attractive Victorian home with brick masonry

ATTACHED GARAGE

- » Keyless entry
- » 2 car attached garage with two openers
- » The attached garage is insulated and dry-walled
- » Attached workbench and shelving
- » Storm door to the main home

ENTRANCE

- » Large covered front patio welcoming to guests

GRAND ENTRY

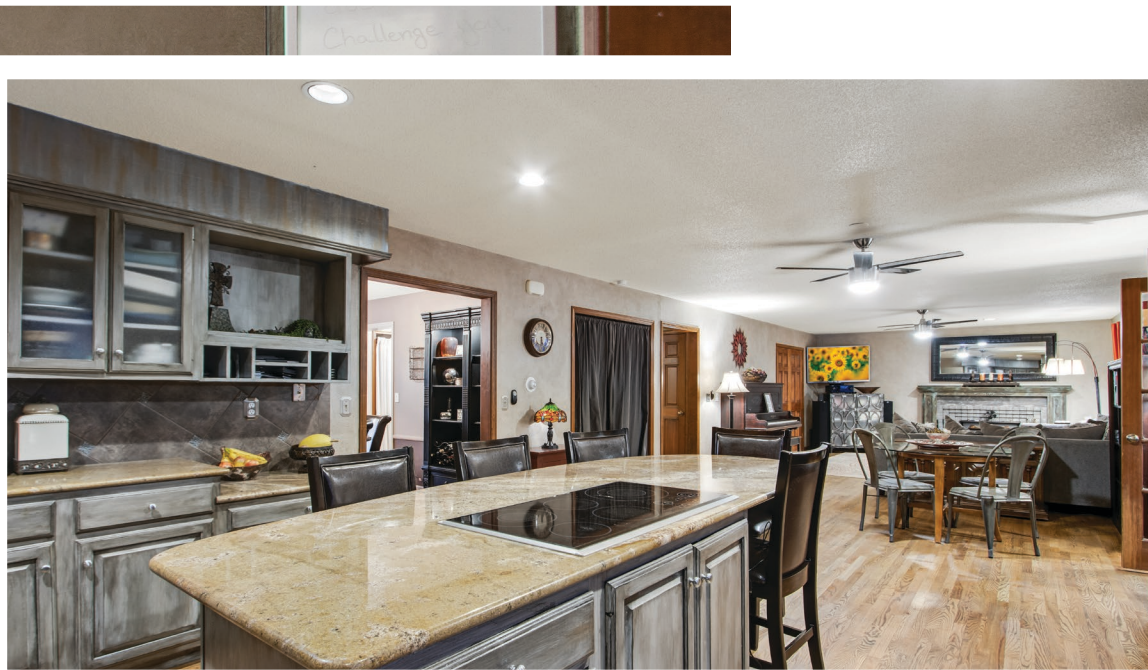
- » Spacious Foyer with vaulted ceilings and decorative art niche
- » Beautiful chandelier
- » Doublewide coat closets next to foyer
- » ½ bath with tile flooring next to foyer



INTO THE KITCHEN

- » Remodeled Kitchen
- » Solid Wood Floors
- » Wrap around grand granite island with 5-burner built-in cooktop
- » Custom Cabinets full tile backsplash
- » Frosted glass doors for cabinetry
- » Stainless steel appliances
- » Trash Compactor
- » Stainless Steel hardware for cabinets and drawers







LIVING ROOM

- » Tile floors in front of wood-burning stove for easy cleaning
- » Brick fireplace mantel surrounding stove
- » Wood trimmed double paned Windows
- » Two overhead fans with lights to keep cool
- » Solid oak floors and oak trim throughout
- » Double wide Pantry

GREAT BEDROOM NEXT TO FOYER

- » Bay windows with beautiful views – windows have handle cranks to open on cool summer evenings.
- » Overhead Fan
- » Mini-split A/C Unit
- » Walk in closet



MAIN FLOOR LAUNDRY

- » Main floor laundry with slate tile flooring with built-in cabinets and utility sink, washer and dryer are included and window letting light in and door to backyard



MAIN FLOOR FORMAL DINING ROOM

- » Plenty of space for large gatherings
- » Close to kitchen for ease of access



UPSTAIRS FAMILY ROOM / LOFT

- » Sitting bench along window with added storage
- » Built-in book shelving spaces
- » Surround sound speakers and vaulted ceilings
- » Huge built-in cabinets at the front of the room, shelves for books and decorations with plenty of space for large television
- » Built-in Gift wrap cabinet station
- » Two fans overhead
- » Office workstation with tile flooring, built-in wrap-around desk facing out the window. Built in shelving around the desk and bright overhead light.
- » Door to storage area



BEDROOM #2

- » Large bedroom easily fits a queen-sized bed
- » Spacious closet with accordion folding oak doors
- » Window looking out to the lake.



BEDROOM #3

- » Two closets with accordion folding oak doors leading into each
- » Westward facing windows

BATHROOM UPSTAIRS

- » Full bathroom serving two of the three upstairs bedrooms
- » Full tile backsplash and skylight
- » Vaulted ceilings

PRIMARY BEDROOM AND BATHROOM

- » Massive bedroom with retreat and north-facing window
- » Two sinks
- » Silver hardware on cabinets
- » Two overhead lights, one above each sink
- » Medicine cabinets on each side
- » Two outlets—one by each sink
- » Massive walk-in closet with two overhead lights
- » The bedroom has private retreat and sliding glass door leading to its own balcony looking over the lake.
- » Large bathroom with floor-to-ceiling tile shower
- » Bode toilet
- » North facing windows
- » Decorative Trim throughout



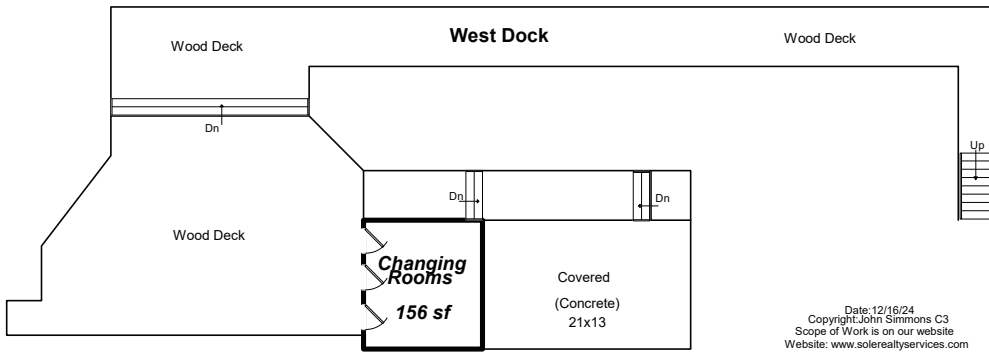
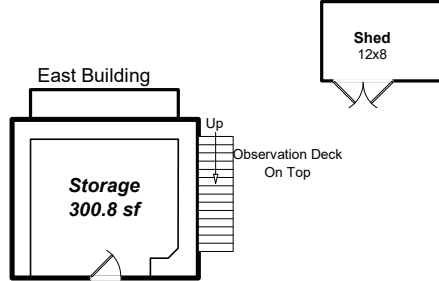
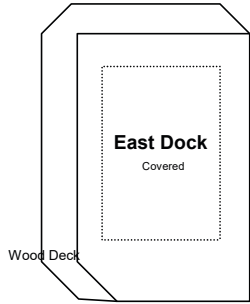
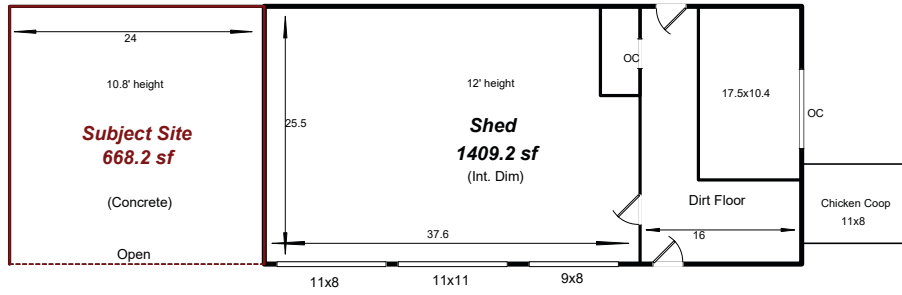
Mechanical Features

- » Central A/C with one Minisplit
- » Whole house water filtration system with water softener
- » Kitchen three-stage reverse osmosis water filtration system
- » 41-gallon water heater
- » Hot water baseboard heaters able to efficiently heat house by zones
- » Furnace is original
- » New roof this last Sept 2024 Class 5 Composition shingle
- » Whole-house fan upstairs
- » Sprinkler and drip system outside
- » Starlink for internet connectivity
- » Underground storage tank for diesel (Not used)

Detached Garage

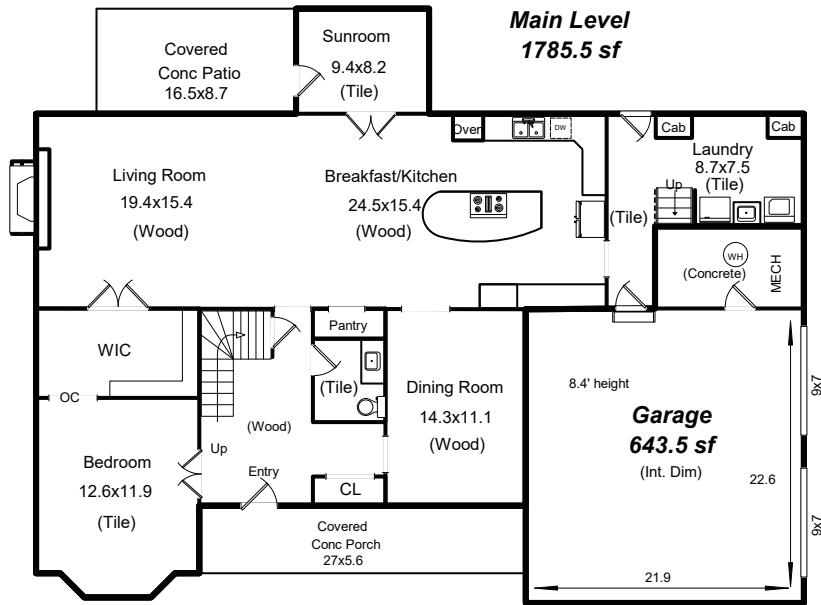
- » 2,077 square feet of parking
- » Three garage stalls are fully enclosed
- » Another three spaces for cars, boats, or tractors, can be found under the carport that has a concrete pad
- » Electricity goes throughout the detached garage
- » Tack room, horse stall, corral, hay loft, and attached chicken coop





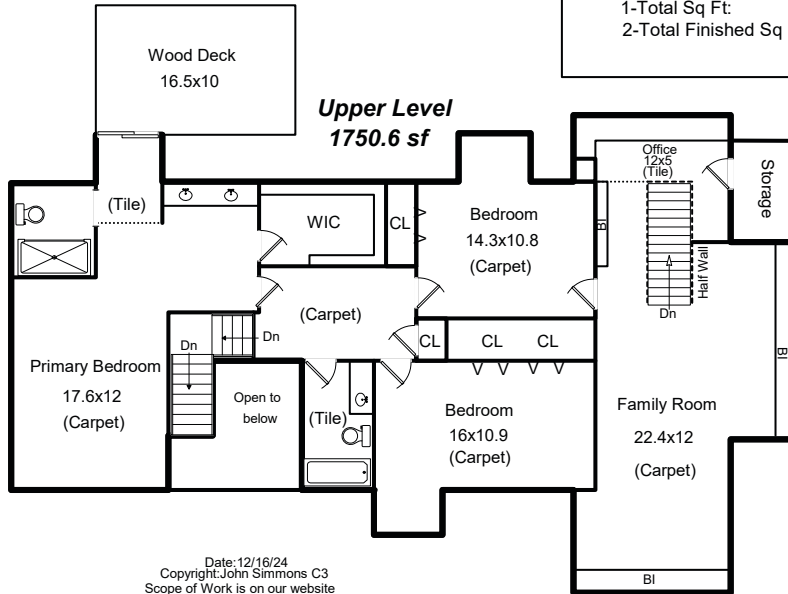
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Website: www.solerealty.com





727 E. 27th Street Greeley

1-Total Sq Ft: 3537
2-Total Finished Sq Ft: 3537



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PROPERTY INFORMATION

Total Square Feet 3,537
Finished Square Feet 3,537
Bedrooms 4
Bathrooms 3
Garage 7 Car Attached/Detached
Heating Hot Water/Baseboard
Cooling Central A/C
Gas ATMOS
Electric Xcel
Water Well
Style 2 Story
Year Built 1983
Lot Size 30 Acres
Construction Wood/Frame
Brick/Brick Veneer

TAXES/HOA

Taxes \$10,335/2023
Subdivision Greeley
HOA None
Metro District No

SCHOOLS

Elementary Bella Romero
Middle Heath
High School Greeley Central

NEARBY CHARTER SCHOOLS

West Ridge Academy Charter
Frontier Academy Charter
University Charter
Union Colony Preparatory School
Salida Del Sol Academy



Scan to see the home video tour.



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