

Full Property View - Client

200 Rose Street, Georgetown, CO 80444

\$1,300,000 - Coming Soon



Listing ID:	8206631	MLS Status:	Coming Soon
County:	Clear Creek	List Price:	\$1,300,000
Property Type:	Residential	Original List Price:	
Property Subtype:	Single Family Residence	Basement:	No
Structure Type:	House	Year Built:	1883
Levels:	Two		
Subdivision Name:	Georgetown		
Expected Active Date:	06/19/2025	Spec. Listing Cond:	None Known
Listing Contract Date:			
Days in MLS:	0		
Association: N Multiple: N Cov/Rest: N		Assoc Fee Tot Annl:	\$0.00
Tax Annual Amt:	\$4,285	Tax Year:	2024
Special Taxing/Metro District Y/N:	No		
Tax Legal Desc:	SUBDIVISION: GEORGETOWN BLOCK: 6 LOT: 7 AND:- LOT: 8 PT & IMP		

Recent: **06/13/2025 : Coming Soon : ->CSN**

Interior Area & SqFt

Building Area Total (SqFt Total):	3,818	Living Area (SqFt Finished):	3,818	Area Source:	Public Records
Above Grade Finished Area:	3,818				
PSF Total:	\$340	PSF Above Grade:	\$340	PSF Finished:	\$340
Foundation:		Fireplace:	3/Bedroom, Electric, Family Room, Gas, Living Room, Wood Burning Stove		
Heating:	Baseboard	HVAC Description:			
Cooling:	None	Flooring:	Carpet, Wood		
Security Features:					
Appliances:	Dishwasher, Dryer, Microwave, Oven, Range, Range Hood, Refrigerator, Washer				
Furnished:	Negotiable				
Exclusions:	Sellers Personal Property				

Bed & Bath Summary

Bedrooms Total:	5	Bathrooms Total:	7	<u>Bathrooms</u>	
Upper Level Bedrooms:	5	Upper Level Bathrooms:	6	Full:	3
Main Level Bedrooms:	0	Main Level Bathrooms:	1	Three Quarter:	3
Lower Level Bedrooms:	0	Lower Level Bathrooms:	0	Half:	1
Basement Level Bedrooms:	0	Basement Level Bathrooms:	0	One Quarter:	0

Detailed Room Info

<u>Room Type</u>	<u>Rm Level</u>	<u>Dimensions</u>	<u>Description</u>
Living Room	Main		
Dining Room	Main		
Bonus Room	Main		
Kitchen	Main		
Family Room	Main		
Bathroom (3/4)	Main		
Laundry	Main		
Utility Room	Main		
Primary Bedroom	Upper		
Bedroom	Upper		
Bedroom	Upper		
Bedroom	Upper		
Primary Bathroom (Full)	Upper		
Bathroom (Full)	Upper		
Bathroom (3/4)	Upper		
Bathroom (3/4)	Upper		
Living Room	Upper		Mother-in-law apartment
Kitchen	Upper		Mother-in-law apartment
Bedroom	Upper		Mother-in-law apartment
Bathroom (1/2)	Upper		Mother-in-law apartment
Bathroom (Full)	Upper		Mother-in-law apartment

Parking

Parking Total:	2	Garage Spaces:	2	Offstreet Spaces:	0
<u>Parking Type</u>	<u># of Spaces</u>	<u>Parking Length</u>	<u>Parking Width</u>	<u>Parking Description</u>	
Garage (Attached)	2			Oversized Garage	
Parking Features:	Driveway-Gravel				

Association Information

Association:	No	Restriction Covenants YN:	No	Senior Community:	No
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Site & Location Information

Lot Size:
Current Use:
Lot Features:

0.20 Acres / 8,693 SqFt

Level

Fencing:

Elementary School:
Middle/Junior Sch:
High School:
School of Choice:

Georgetown Community School / Clear Creek RE-1
Clear Creek / Clear Creek RE-1
Clear Creek / Clear Creek RE-1
[View Walk, Bike, & Transit Scores](#)

Bldg/Complex Name:

Parcel Number:
Walk Score:

1959-172-39-003
52

Building Information

Architectural Style: **Victorian**
Construction Materials: **Wood Siding**
Roof: **Composition**
Patio/Porch Feat: **Deck, Patio**

Exterior Features:
Pool Features:

Water & Utilities

Water Included: **Yes**

Water Source: **Public**

Sewer: **Public Sewer**

Public Remarks

Welcome to 200 Rose Street, a beautifully restored 1882 Victorian at the foot of scenic Guanella Pass in the heart of Georgetown’s historic district. Currently operating as the Rose Street Bed & Breakfast, this one-of-a-kind property offers a rare opportunity to continue a successful turnkey business or enjoy as a luxurious private residence with exceptional versatility and charm. The main house offers 4 bedrooms and 5 bathrooms, including three ensuite bedrooms ideal for guests or extended family. A grand formal entry with a dramatic staircase leads to a welcoming living room with fireplace, adjacent sitting area, and formal dining room—all rich in warmth and character. Custom stained glass windows and brand-new carpet on the main floor enhance the home's refined ambiance. The chef’s kitchen features original white pine floors, a Viking stove with warming rack and griddle, a large island, granite countertops, and a charming tin ceiling. A secondary sitting area with a wood-burning stove provides a cozy retreat after mountain adventures. Connected by an indoor breezeway, the 1,000 sq ft owner’s apartment sits above the heated two-car garage and includes a newly remodeled kitchen with upgraded appliances, custom countertops, and a hand-hammered copper sink. A double-sided fireplace is framed by a custom mantle and built-in bookcases made from rare purple heart wood. The apartment also includes a living area, family room, bedroom, full bath, powder bath, and private entrance. Additional features include 6–8 off-street parking spots, an interior heated workshop below the apartment, two sets of washers and dryers, and beautifully landscaped grounds with patios and seating areas. Furnishings are negotiable, and the property can be offered as a fully operational bed & breakfast. Just a short walk to downtown, this iconic home blends timeless elegance, comfort, and location in one extraordinary package.