

# REALTEC

COMMERCIAL REAL ESTATE SERVICES

## SWAN LAKE ESTATE POSSIBLE RETREAT OR EVENT CENTER CONVERSION 3696 65TH AVENUE | GREELEY, CO 80634



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REALTEC GREELEY | 1711 61ST AVENUE, #104 | GREELEY, CO 80634

[SWANLAKEESTATE.COM](http://SWANLAKEESTATE.COM)

# TABLE OF CONTENTS

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**PAGE 3**  
PROPERTY PHOTOS

**PAGE 4**  
PROPERTY SUMMARY

**PAGE 5 - 6**  
PROPERTY SUMMARY | SITE PLANS

**PAGE 7 - 9**  
PROPERTY SUMMARY | FLOOR PLANS

**PAGE 10**  
NEIGHBORHOOD INFO

**PAGE 11**  
LOCATION AERIAL

**PAGE 12**  
LOCAL AREA MAP

**PAGE 13**  
ABOUT GREELEY



# FEATURED PROPERTY

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# PROPERTY SUMMARY

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Swan Lake Estate - A Masterpiece of Timeless Elegance and Modern Luxury! Experience the extraordinary at Swan Lake Estate, a private waterfront sanctuary set on 12 breathtaking acres in Northern Colorado. This 14,000+ sq. ft. residence blends classic architecture with refined modern design to create a one-of-a-kind living experience. Originally built in 1977 and thoughtfully expanded, the home has been meticulously maintained and is offered FULLY FURNISHED and professionally decorated. Enter through the gated drive into a world of sophistication. The main residence features 6 bedrooms, 10 bathrooms, and an array of inviting spaces for both grand entertaining and everyday comfort. Inside, you'll find 16-foot vaulted beamed ceilings, wide-plank wood floors, custom millwork, and hand-gilded accents showcasing exceptional craftsmanship. Smart home technology provides effortless control of lighting, fire bowls, window shades, and entertainment systems. Designed for today's lifestyle, the property includes a dedicated business center with conference room and a two-bedroom guest cottage ideal for single-level living or hosting family and friends. Outdoors, the amenities rival a private resort-featuring a spectacular entertaining pavilion with a wet bar, fireplace, heating lamps, and spacious seating area, perfect for year-round enjoyment. A spa/pool overlook the private 2-acre stocked lake, while a mini amphitheater, expansive lawn space, and dedicated men's and women's bathrooms make hosting effortless. Surrounding it all are manicured gardens, walking paths, and multiple patios that invite relaxation and connection with nature. Perfectly located less than one hour from Boulder, Denver, and Fort Collins, Swan Lake Estate offers the ultimate blend of privacy, elegance, and accessibility!

Property Address: 3696 65th Avenue | Greeley, CO 80634  
Price: \$5,500,000  
Improvements: Main House - 13,981 sf; Guest House - 1,405 sf;  
Barn - 12,093 sf; Outbuildings - 4,780 sf  
Zoning: C-1 and Ag (City of Evans)  
Property Size: 12 acres (two parcels)



# PROPERTY SUMMARY

## SITE PLAN

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# PROPERTY SUMMARY

## SITE PLAN

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# PROPERTY SUMMARY

## MAIN HOUSE

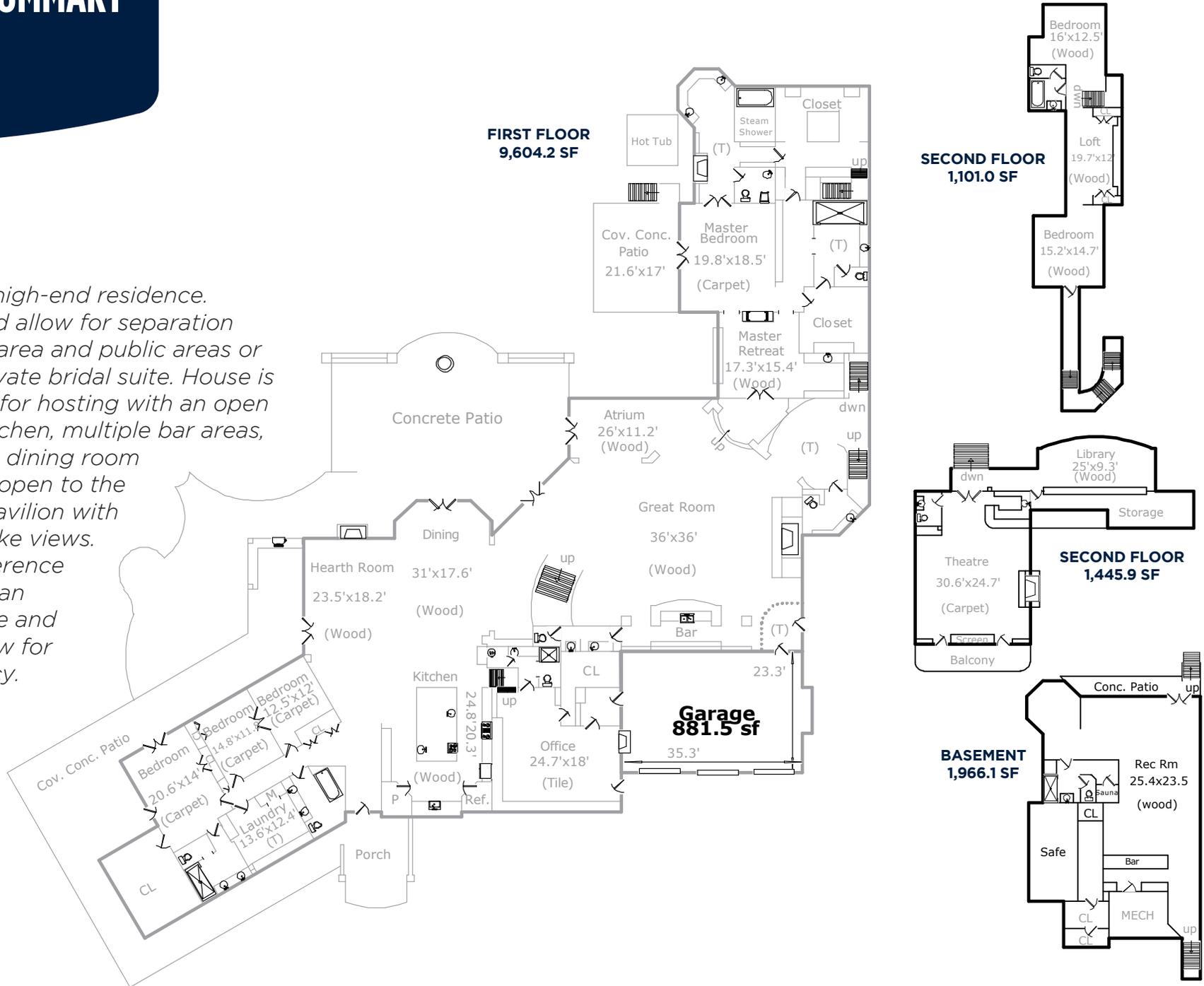
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**Total SF:** 13,981  
**Bedrooms:** 6  
**Bathrooms:** 10

*One-of-its kind high-end residence. The layout would allow for separation of private living area and public areas or creation of a private bridal suite. House is perfectly set up for hosting with an open layout, chef's kitchen, multiple bar areas, and theater. The dining room and living room open to the outdoor party pavilion with mountain and lake views. Office and conference room area have an exterior entrance and restroom to allow for additional privacy.*



# PROPERTY SUMMARY

## FLOOR PLANS

## GUEST HOUSE

**Total SF:** 1,405

**Bedrooms:** 2

**Bathrooms:** 2

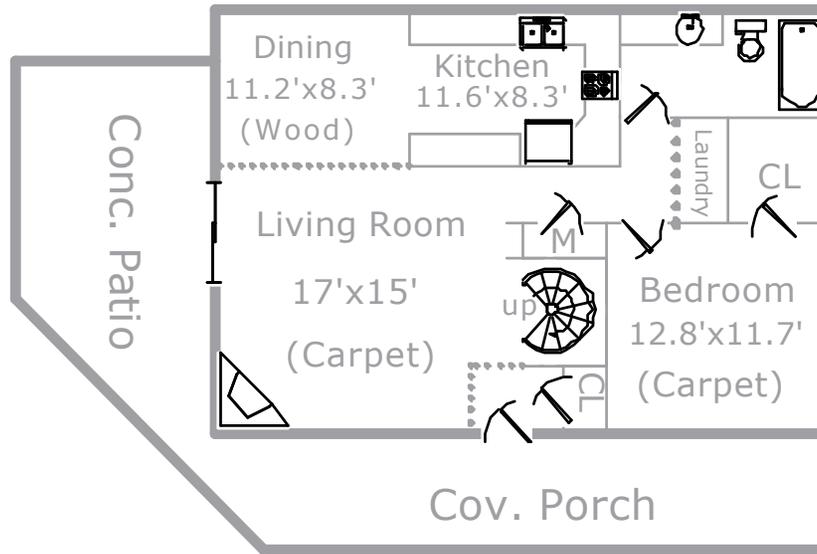
*Private guest house overlooking the on-property lake. Includes a full kitchen, laundry room, and patio.*

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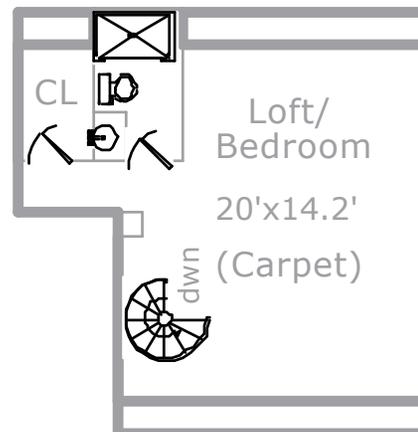
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**FIRST FLOOR - GUEST HOUSE**  
936.1 SF



**SECOND FLOOR - GUEST HOUSE**  
469.3 SF



# PROPERTY SUMMARY

## FLOOR PLANS

### BARN

Gage Osthoff, Managing Broker  
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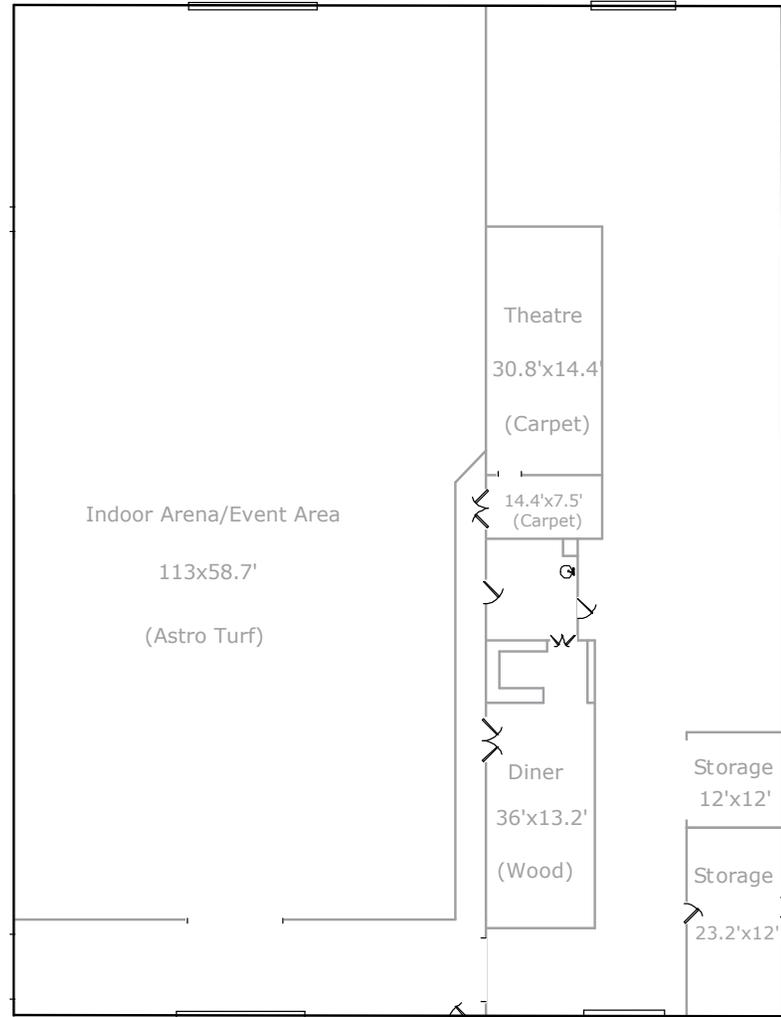
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**Total SF:** 12,093

Large free span building suitable for use as event/reception space, vehicle display and storage, hobby-shop, storage, brewery, winery, or many other uses. Room to expand to the north. The building includes a 50s-style diner, movie theater, and additional storage. Multiple overhead doors. Property also includes a two-story workshop featuring men's and women's restrooms (floor plans not shown).

The existing barn is in need of TLC and will be sold as-is. The property includes plans renderings for a new pole barn to replace the current structure. The new barn construction (estimated at \$300,000) will be at the buyer's expense, or the buyer may elect to retain the existing barn as-is at no additional cost. Listing agents must be present for all showings. A verified pre-approval letter or proof of funds is required prior to scheduling.



Potential New Building Renderings



# NEIGHBORHOOD INFO

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# LOCATION AERIAL

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TO 

uhealth

the HUMAN BEAN

ST. MICHAEL'S TOWN SQUARE

LAMARIPOSA RESTAURANT & MARGARITA HOUSE

MILIKEN ROAD

65TH AVENUE

37TH STREET

37TH STREET

JOSEPHINE JONES PARK

VINEYARD PARK

GRAPEVINE OPEN SPACE

# LOCAL AREA MAP

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# ABOUT GREELEY

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Close to many places and attractions Greeley is within an hour's drive of Denver, Denver International Airport, Fort Collins, Cheyenne, and the popular Rocky Mountain National Park near Estes Park, CO. This allows its residents to enjoy all the perks and attractions of the Colorado front range cities, mountain towns, and still be a great smaller-city community to live and raise a family.

In recent years Greeley and the surrounding Greeley metropolitan Statistical Area (MSA) has topped charts for growth in the nation by earning the distinctions of: 2017 3rd fastest-growing MSA, ranked 2nd best small cities for jobs and best small cities for business in 2014 by Forbes magazine.

Greeley's thriving economy is primarily fueled by a diverse mix of industries including: agriculture, food processing, energy production, construction services, business services, manufacturing, education, healthcare/wellness, and government services. The major employers in the area are listed below:

- JBS
- UC Health
- Leprino Foods
- Select Energy Services
- State Farm Insurance
- Colorado Premium Foods
- University of Northern Colorado
- Hensel Phelps Construction
- Tele Tech
- Roche Constructors
- Noble Energy
- City of Greeley
- DCP Energy
- LEED Fabrication
- Banner Health
- Animal Health International
- Helena Chemical Company
- Envirotech Services
- Burris-Steiner
- All American Pet Proteins

Greeley annually hosts the notable regional events of the Greeley Independence Stampede rodeo and parade which is the nation's largest 4th of July rodeo and festival celebration through a 10-day series of events/activities. Also, in June each year Greeley is home to the Greeley Blues Jam that attracts blues artists from around the country in a 2-day event concert festival in Island Grove Park. Both events together not only pull local fans to the events but also from around Colorado and neighboring states.

Information contained herein is not guaranteed. Buyer/Tenant and Seller/Landlord are advised to verify all information. Price, terms and information are subject to change.

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**Loveland**  
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**Greeley**  
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