

# 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