

Downtown Gunnison Home For Sale
306 W Denver
Gunnison, CO 81230

\$575,000
0.210± Acres
Gunnison County



Downtown Gunnison Home For Sale

Gunnison, CO / Gunnison County

SUMMARY

Address

306 W Denver

City, State Zip

Gunnison, CO 81230

County

Gunnison County

Type

Residential Property, Single Family

Latitude / Longitude

38.5515448 / -106.9299463

Dwelling Square Feet

1405

Bedrooms / Bathrooms

3 / 1

Acreage

0.210

Price

\$575,000

Property Website

<https://aspenranchrealestate.com/property/downtown-gunnison-home-for-sale-gunnison-colorado/27688/>



MORE INFO ONLINE:

aspenranchrealestate.com

PROPERTY DESCRIPTION

Rare Gem: Move-In-Ready and Renovated Downtown Gunnison Home On 3 City Lots

New to the market is this recently upgraded home located in the heart of downtown Gunnison. This .21 acre corner parcel is located on 3 city lots and has a beautiful east facing lawn with mature landscaping and usage of Gunnison's irrigation ditch. As of 2020, the home went through a rigorous renovation including new hardwood & vinyl floors, interior & exterior paint, tankless water heater, front door, trim, utility room, remodeled bathroom, and an upgraded single car garage / gear shed. The home has a bright and spacious living room with modern styling and a rustic wood burning stove. The kitchen, 2 guest rooms, and bathroom are located on the first floor, with the master bedroom being on the second floor.

Renovated Home For Sale

This home is turn-key ready with a fenced-in backyard and large outdoor patio, perfect for entertaining guests at a summer cookout. The landscaping is healthy and mature trees edge the properties boundary. This lot includes 4 parking spaces, a single car garage, and ample street parking.

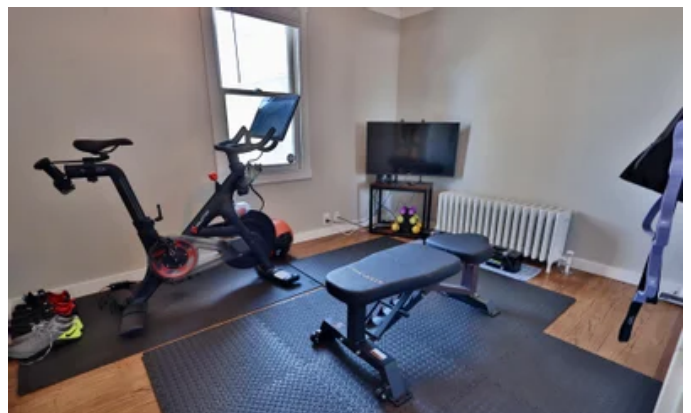
Located on W Denver and N Pine, this corner lot is centrally located in town and walking distance to many of the local shops, restaurants, and attractions. Western Colorado University is a mere 1 mile away, while the towns elementary, middle, and highschool are within a few blocks.

Gunnison, Colorado Real Estate

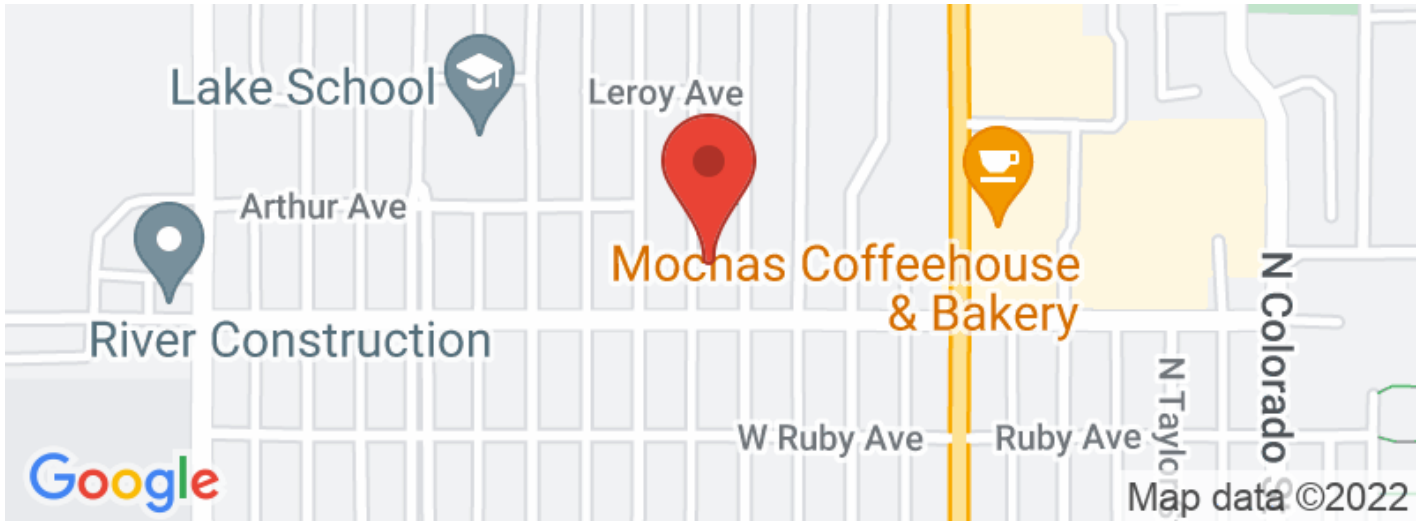
Gunnison has a rich and extensive history for ranching and agriculture, but the sure fire attraction is the abundant and year-round recreation. From rafting down the Gunnison river, mountain biking or rock climbing the diverse terrain of Hartman Rocks, or backcountry exploring in the vast West Elk Mountains, there is never a shortage of outdoor opportunity. Remarkably, Gunnison's average days of sun a year is a whopping 266 days, well above the national average of 136 days. This improved property won't last long in this emerging market of mountain town living. Please contact the listing broker directly for any showings of the home.

MORE INFO ONLINE:

Downtown Gunnison Home For Sale Gunnison, CO / Gunnison County



Locator Maps



MORE INFO ONLINE:

Aerial Maps



MORE INFO ONLINE:

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Gunnison, CO / Gunnison County

LISTING REPRESENTATIVE

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NOTES

MORE INFO ONLINE:

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

MORE INFO ONLINE:

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