

New Construction Gunnison Home
259 Regent Circle
Gunnison, CO 81230

\$799,000
0.310± Acres
Gunnison County



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Gunnison, CO / Gunnison County

SUMMARY

Address

259 Regent Circle

City, State Zip

Gunnison, CO 81230

County

Gunnison County

Type

Single Family

Latitude / Longitude

38.545825 / -106.925321

HOA (Annually)

500

Dwelling Square Feet

2194

Bedrooms / Bathrooms

3 / 3

Acreage

0.310

Price

\$799,000

Property Website

<https://aspenranchrealestate.com/property/new-construction-gunnison-home-gunnison-colorado/47781/>



PROPERTY DESCRIPTION

New Construction Gunnison Home for Sale!

Welcome to Thornton Meadows, a charming subdivision located just 5 minutes north of downtown Gunnison. This community boasts newer homes, a 1,000 ft deep community well, and a serene pond that homeowners can use for irrigation during the late spring, summer, and early fall months. You'll be captivated by 259 Regent Circle, a home completed in the summer of 2023, offering turnkey living at its finest. This property rests on a generous .31 acre lot with a "dog-proof" fenced backyard, complemented by a custom stone walkway leading to a cozy firepit. The house spans just under 2,200 SqFt and showcases 3 bedrooms and 3 bathrooms. You'll also appreciate the spacious 3-car garage (789 SqFt), with 8ft of the driveway benefiting from an in-ground snowmelt system.

The entire exterior of the home is clad in custom stone and clay firebrick, designed for minimal maintenance, and can be painted or sealed if desired. Before applying the siding, an inch of styrofoam was installed beneath the stone and brick, ensuring excellent insulation. The home is situated on an insulated stem wall with additional floor insulation. Andersen Brand Windows with blinds adorn the entire property. Keeping you comfortable year-round is in-floor radiant heating and a wood-burning stove in the living room. The home is powered by natural gas from Atmos, electricity from GCEA, and high-speed internet from ExtreamInternet Inc.

This single-story residence features an open kitchen and living room, a separate dining area, and a secluded master bedroom with an ensuite bathroom and walk-in closet. The master bedroom also boasts a stunning custom stone backdrop behind the bed. Throughout the home, you'll find granite countertops, tile flooring, and plush carpet in the master bedroom. The kitchen is equipped with brand-new Frigidaire Appliances, Alder cabinets, a 5-top gas burner stove, dual oven, breakfast bar, prep sink, and a stone backsplash. Two guest rooms are located at the front of the house, sharing a bathroom. There's also an office space and a convenient powder room near the kitchen. The utility room is discreetly tucked away in the pantry and includes a large sink, washer/dryer, and shelving. Both the front and rear entries feature covered porches and TREX decking. Additionally, a storage shed is situated on the east side of the home, surrounded by zero-scape landscaping.

Conveniently located, 259 Regent Circle is a mere 3.5 miles from downtown Gunnison, with several amenities within walking distance. The Ohio Creek bus stop, offering free rides to Almont and Crested Butte year-round, is less than half a mile away. You'll find Garlic Mike's Italian Cuisine, as well as a boat launch into the Gunnison River, less than one mile away. A paved walking and biking path leading to Gunnison is less than half a mile from your front door. This quiet neighborhood, filled with locals, has been highly sought after since its inception. HOA fees are a reasonable \$500 per year, covering both domestic and irrigation water. The property has recently been adorned with Gunnison Gold Compost. The current homeowners have even submitted a landscape design to the HOA for the addition of Aspen trees in the spring of 2024.

Gunnison, Colorado: Your Recreational Paradise

Gunnison, known as the Base Camp of the Rocky Mountains, is a coveted destination recognized as one of the finest recreational towns in Colorado and the Western United States. Whether you're into world-class hiking, mountain biking, fly-fishing, rafting, skiing, snowboarding, cross-country skiing, backcountry exploration, mountain climbing, big-game hunting, dirt biking, or snowmobiling, this area offers a plethora of activities. According to the National Climatic Data Center, Gunnison enjoys an average of 200+ days of sunshine each year, surpassing even Florida. You'll rarely find days that keep you from enjoying the great outdoors.

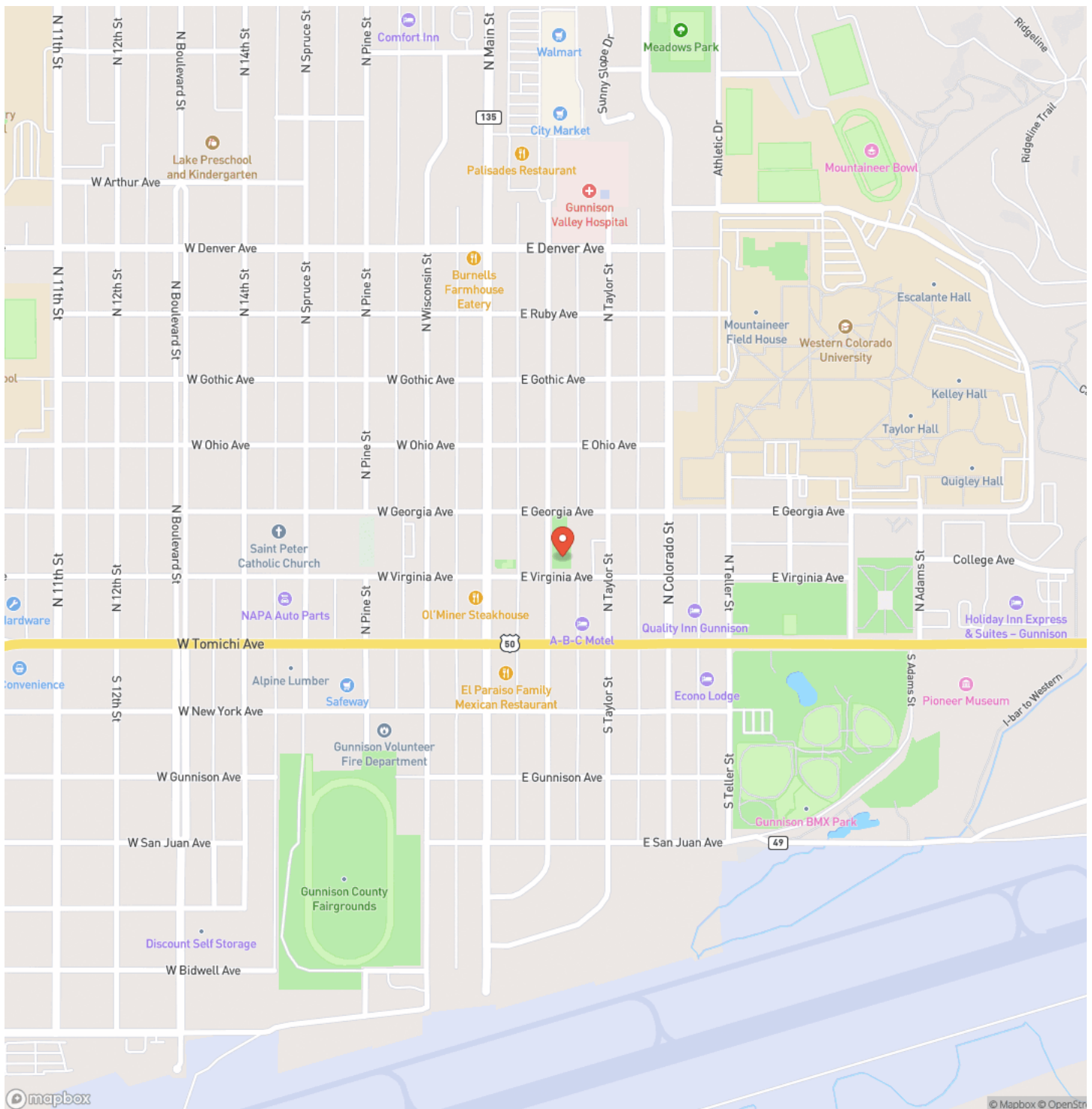
Only 30 minutes north is Crested Butte, an old mining town brimming with authentic Colorado charm. Crested Butte Mountain Resort, the birthplace of mountain biking and in-bounds extreme skiing, hosts community-driven events and live music throughout the year. Gunnison is also home to Western Colorado University, with an enrollment of around 3,000 students and renowned for leading studies in Geography and Energy Management. Your new home is perfectly positioned to immerse yourself in the beauty and adventure that Gunnison has to offer.

MORE INFO ONLINE:

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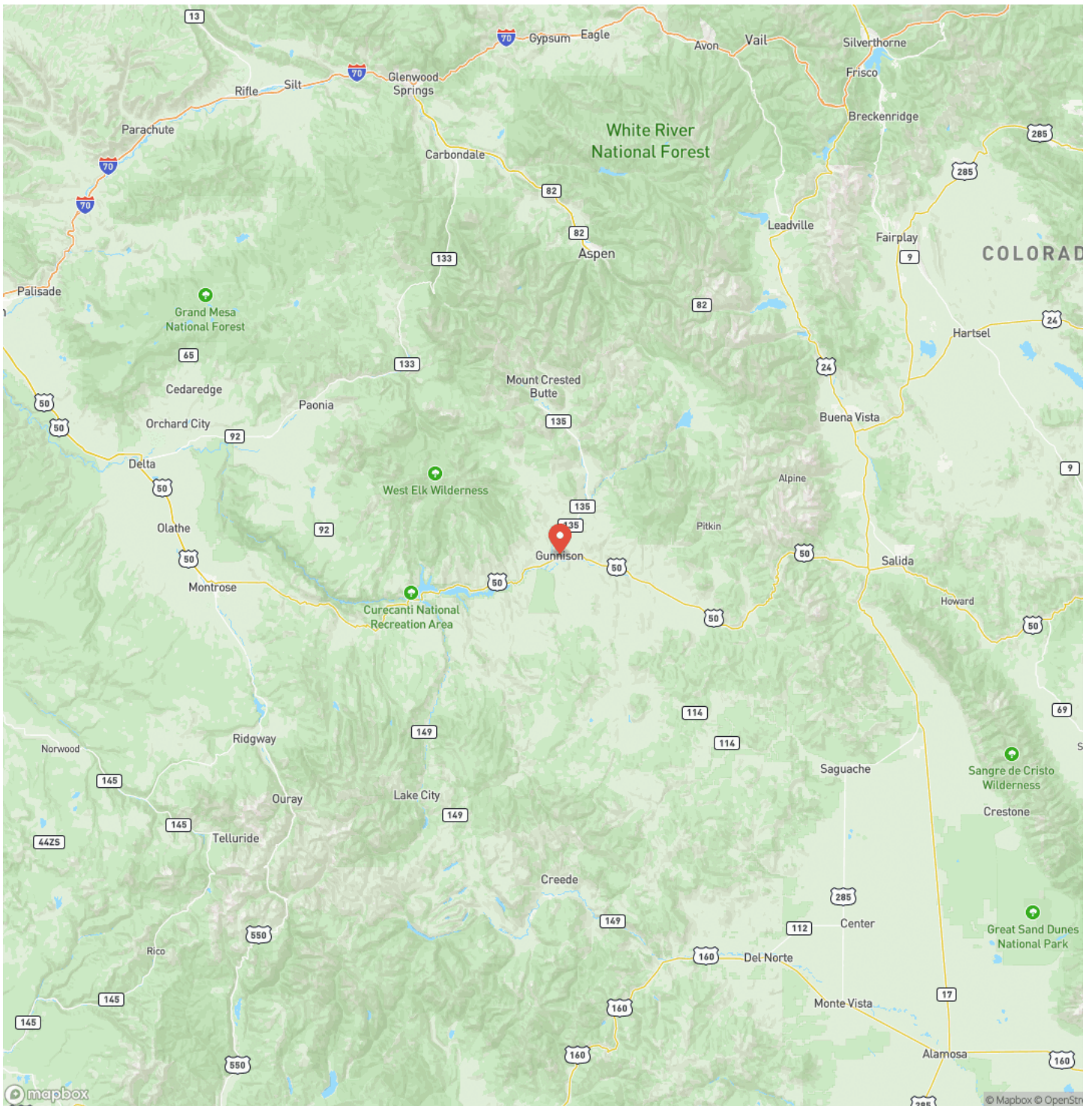


Locator Map



MORE INFO ONLINE:

Locator Map



MORE INFO ONLINE:

Satellite Map



MORE INFO ONLINE:

New Construction Gunnison Home

Gunnison, CO / Gunnison County

LISTING REPRESENTATIVE

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NOTES

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This image shows a single sheet of white paper with horizontal blue ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

DISCLAIMERS

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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.

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