

**Golf Course Living, Modern Updates & 529 SF Bonus
Room in Desirable Dos Rios Subdivision
209 Monte Vista Drive
Gunnison, CO 81230**

\$998,000
0.360± Acres
Gunnison County



**Golf Course Living, Modern Updates & 529 SF Bonus Room in Desirable Dos Rios Subdivision
Gunnison, CO / Gunnison County**

SUMMARY

Address

209 Monte Vista Drive

City, State Zip

Gunnison, CO 81230

County

Gunnison County

Type

Residential Property

Latitude / Longitude

38.527067 / -106.952988

Taxes (Annually)

2621.58

HOA (Annually)

500

Dwelling Square Feet

2985

Bedrooms / Bathrooms

4 / 3.5

Acreage

0.360

Price

\$998,000

Property Website

<https://greatplainslandcompany.com/detail/golf-course-living-modern-updates-529-sf-bonus-room-in-desirable-dos-rios-subdivision-gunnison-colorado/109905/>



GREAT PLAINS

LAND CO

Golf Course Living, Modern Updates & 529 SF Bonus Room in Desirable Dos Rios Subdivision Gunnison, CO / Gunnison County

PROPERTY DESCRIPTION

Welcome to one of the rare opportunities in Gunnison's highly desirable Dos Rios Subdivision—a quiet, established neighborhood with direct golf cart access to the nearby Dos Rios Golf Course and just minutes from downtown Gunnison. Situated on a beautifully maintained 0.36-acre lot, this impressive 4-bedroom, 4-bathroom home offers the perfect combination of comfort, functionality, and modern updates.

Built in 2007 and thoughtfully improved over the years, the centerpiece of the home is the stunning 2024 kitchen remodel. Designed with a modern farmhouse aesthetic, the kitchen features granite countertops, soft-close cabinetry and drawers, toe-kick lighting, abundant storage, and all-new appliances. Modern vinyl flooring extends throughout most of the main level, which is warmed by efficient in-floor radiant heat.

The thoughtfully designed main floor includes the spacious primary suite with a walk-in closet and large en-suite bathroom, an additional bedroom currently utilized as a workout room, a full guest bathroom, and an inviting living room centered around a cozy pellet stove that adds both ambiance and supplemental heat during the winter months.

Upstairs, you'll find two generously sized bedrooms, a full bathroom, and a large storage closet. The home's heating systems have been thoughtfully designed with redundancy and efficiency in mind. The main floor benefits from radiant in-floor heat with a forced-air furnace backup, while the upper level utilizes baseboard heat with forced-air backup. The primary boiler was installed approximately nine years ago and is complemented by a secondary backup boiler for additional peace of mind.

Adding even more versatility, a bonus area adjacent to the attached garage currently serves as a mudroom and small salon space connected to the laundry room. Above the garage, a substantial 529-square-foot bonus room provides endless possibilities for a recreation room, home office, gym, climbing wall, media room, or even a fifth bedroom. Additional garage storage is enhanced by the installation of the home's original kitchen cabinetry, creating an exceptionally organized and functional workspace.

Outside, mature cottonwood trees provide an ideal balance of sun and shade across the back yard, while the front of the house offers open views that receive morning and mid-day sun. In-ground sprinkler systems, supplied by HOA irrigation water from the pond directly behind the property, help keep the landscaping vibrant and the lawns lush throughout the growing season. The fenced backyard is perfect for children and pets and includes a storage shed, treehouse/covered storage area, extra graveled parking, and direct access to HOA common space featuring a pond and community fire pit—an ideal setting for enjoying Colorado's beautiful summer evenings. A covered back porch creates the perfect space for outdoor dining, grilling, and entertaining.

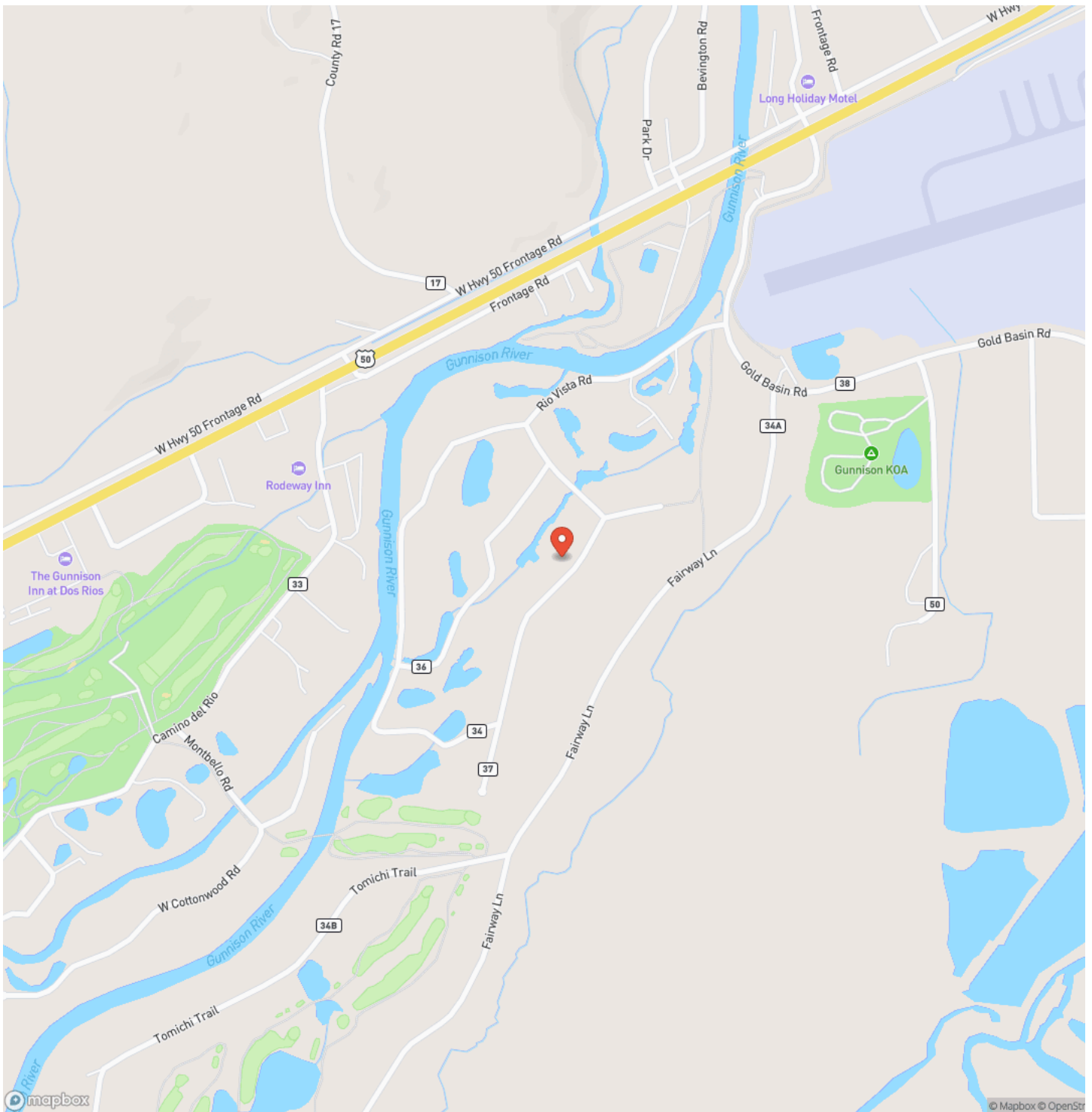
With flexible living spaces, extensive updates, beautiful outdoor amenities, and one of Gunnison's most sought-after locations, this exceptional Dos Rios property offers the space, comfort, and lifestyle you've been searching for.



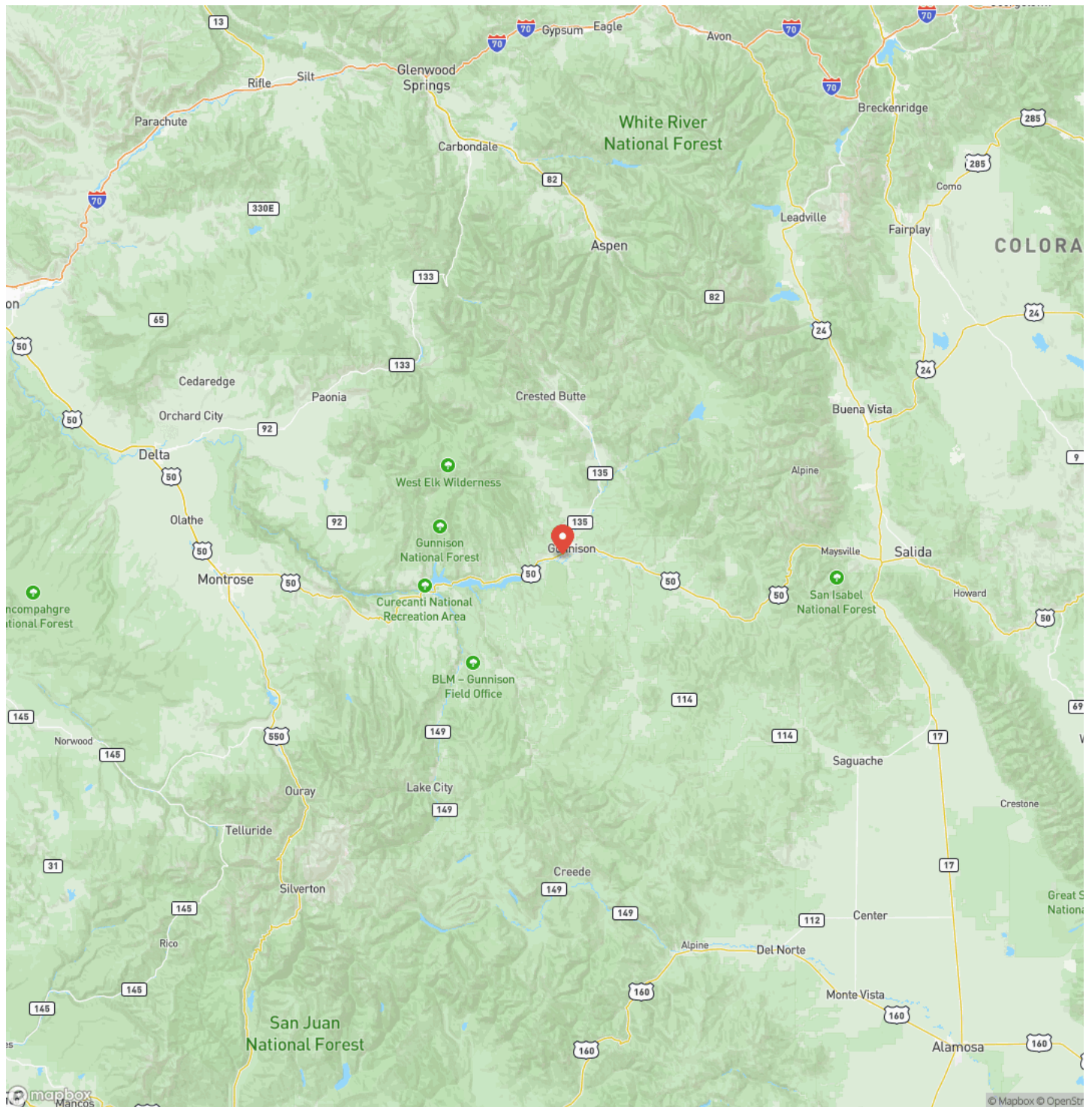
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Gunnison, CO / Gunnison County



Locator Map



Locator Map



Satellite Map



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