

Colorado Fisherman's Cabin Escape
144 Mackinaw Way
Gunnison, CO 81230

\$429,000
1± Acres
Gunnison County



Colorado Fisherman's Cabin Escape
Gunnison, CO / Gunnison County

SUMMARY

Address

144 Mackinaw Way

City, State Zip

Gunnison, CO 81230

County

Gunnison County

Type

Residential Property

Latitude / Longitude

38.450052 / -107.329012

Dwelling Square Feet

1,137

Bedrooms / Bathrooms

2 / 1

Acreage

1

Price

\$429,000

Property Website

greatplainslandcompany.com



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PROPERTY DESCRIPTION

Experience Colorado mountain living at its finest at 144 Mackinaw Way in Gunnison! Boasting breathtaking views of Blue Mesa Reservoir and the rugged peaks of the West Elk Wilderness, this property offers year-round access, abundant wildlife, and world-class fishing just minutes from your doorstep.

This 2-bedroom, 1-bath home features a large, heated, attached two-car garage with plenty of room for vehicles, boats, ATVs, fishing gear, and outdoor equipment. Whether you're looking for a full-time residence, a weekend getaway, or the ultimate fishing and hunting basecamp, this property delivers an exceptional setting for enjoying Colorado's great outdoors.

Fishing enthusiasts will appreciate being just 5 minutes from the Lake Fork boat ramp on Blue Mesa Reservoir, Colorado's premier lake trout fishery. Blue Mesa is home to world-class lake trout fishing and produced the state-record 50-pound lake trout, along with a remarkable 73-pound fish that was caught and released. The reservoir also offers excellent fishing for kokanee salmon, rainbow trout, brown trout, and yellow perch. Just 10 minutes away, the upper reaches of Morrow Point Reservoir offer even more incredible fishing opportunities.

The property borders approximately 345 acres of public land within Curecanti National Recreation Area, hiking and hunting opportunities right out your back door. Watch mule deer and elk roam the area, with the occasional fox or bear making an appearance. The spectacular views, abundant wildlife, and nearby public lands create a true mountain escape.

With Blue Mesa Reservoir nearby for boating and fishing, the West Elk Wilderness on the horizon, and year-round access to enjoy every season, this property is perfectly positioned for outdoor adventure. It is centrally located just 34 minutes from Gunnison and 41 minutes from Montrose. Both towns offer all necessary amenities, including regional airports.

If you've been searching for a Colorado mountain property that combines incredible views, a heated garage, exceptional fishing access, and a direct border with public land, 144 Mackinaw Way deserves a closer look. Make this your home base for the Colorado outdoor lifestyle!



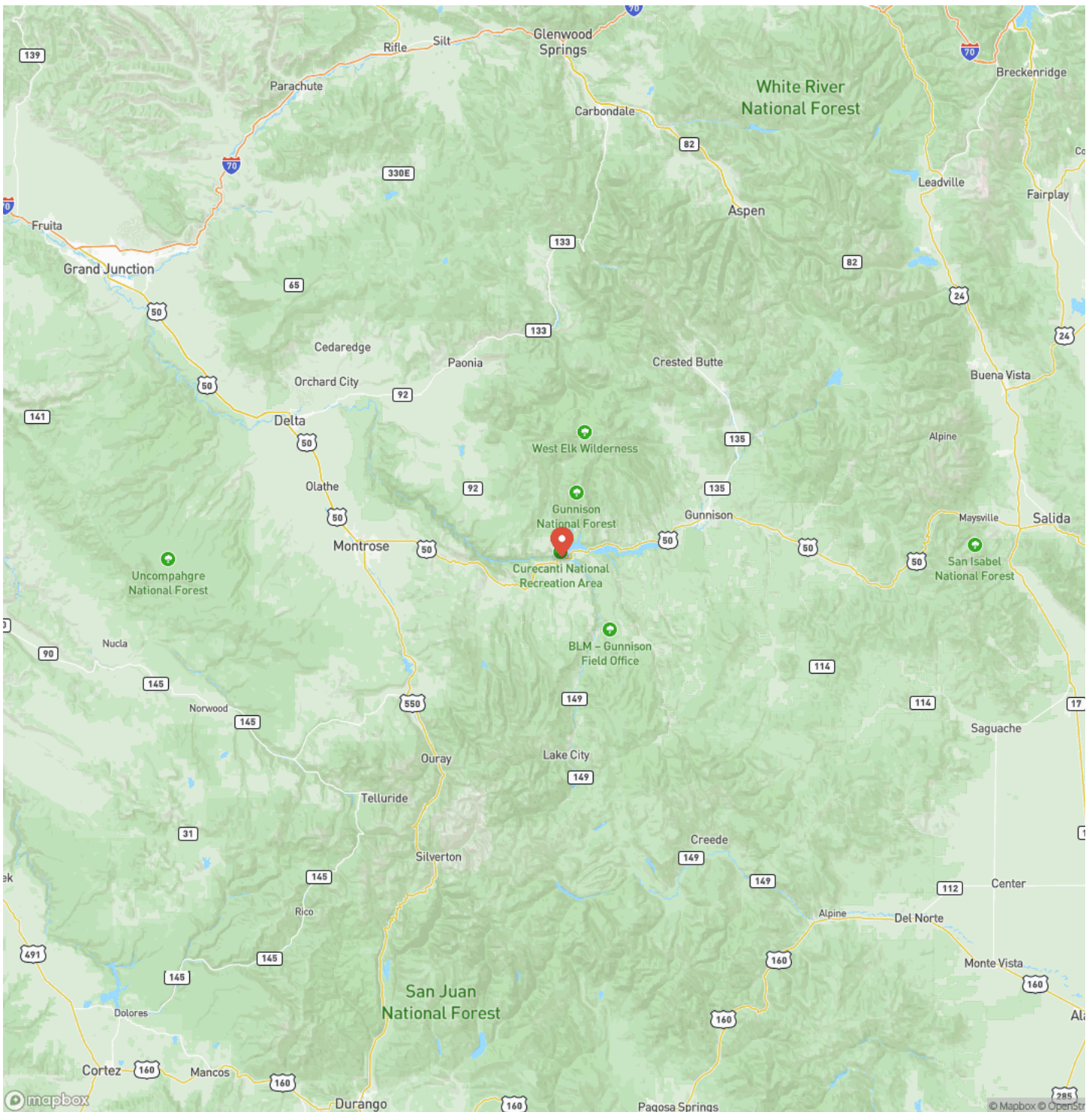
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Locator Map



Locator Map



Satellite Map



Colorado Fisherman's Cabin Escape
Gunnison, CO / Gunnison County

LISTING REPRESENTATIVE

For more information contact:



Representative

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City / State / Zip

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NOTES

This image shows a blank sheet of white paper with horizontal 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.

This image shows a single sheet of white paper with horizontal 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.



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