

86 Black Bear Lane, Evergreen, CO 80439 - Main Level



-  Single Family
-  4032 SQFT
-  4 Beds
-  4 Baths
-  6 Car
-  2.72 Acre

PROPERTY DETAILS

Welcome to this delightful, well-cared-for & welcoming home. You will find a special oasis that offers warm & inviting living, from the unique gardening area to ample space for cars, toys & workshop. This is gardeners delight as the house is situated against the hillside in a way that creates a unique & protected micro-climate where fruit trees, flowers & vegetables thrive. In addition, a darling 2021 greenhouse furthers your gardening joy. For the car/toy & workshop enthusiast, you will find all you need with a huge 4-car tandem workshop/garage in addition to the attached two-car garage - 1400 sq.ft. in all! Plenty of additional parking too. Inside, you are greeted by a large, lofted & sunny great room with a gorgeous wall of south-facing high-end windows. Gleaming hardwood floors & cozy fireplace add more warmth & charm. The kitchen features bar seating and open design. Step outside to the expansive Trex deck and enjoy outdoor living, lovely views & abundant sunshine. Inside, you have two options for your primary suite - a main level with a large updated bathroom or a more private upper level suite with additional loft area, perfect for your office or art studio. The main level laundry is convenient, & the lower walk-out level offers a cozy den with fireplace, updated bedroom/bath, & a terrific storage room. You can rest easy as this home is perfectly cared for & maintained with a new 2021 furnace, Nest thermostats, a 2020 roof, & 2021 exterior painting. Vibrant aspens grace the



Pandora & John Erlandson
 303-888-6298
 pandora@pandorajohnproperties.com
<https://www.pandorajohnproperties.com>

Scan code for more property details




property, and you can hear the creek below. This gem of a home offers privacy, tranquility and all you need for the perfect mountain lifestyle. You never need to leave! But when you do, you are just a few minutes to I-70 for easy access to shopping, dining & Evergreen amenities, 1 hour to the airport/DIA, & 45 mi

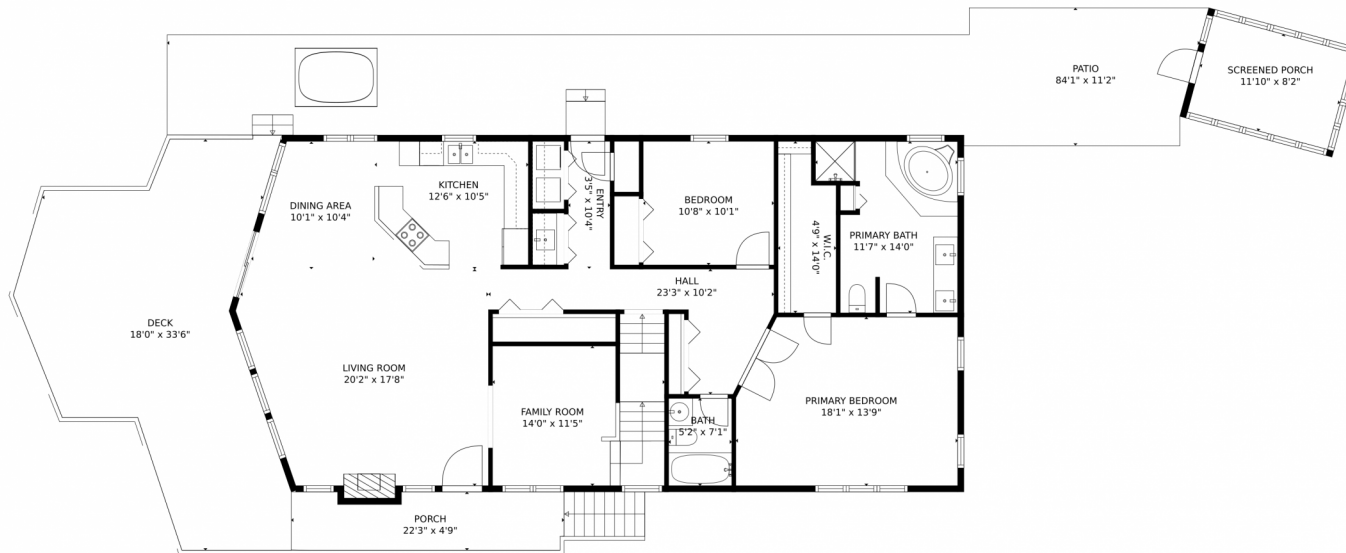


Pandora & John Erlandson
303-888-6298
pandora@pandorajohnproperties.com
<https://www.pandorajohnproperties.com>



Scan code
for more
property
details

86 Black Bear Lane, Evergreen, CO 80439 – Main Level



GROSS INTERNAL AREA
Below Ground: 772 sq. ft, FLOOR 2: 1588 sq. ft, FLOOR 3: 750 sq. ft
EXCLUDED AREAS: GARAGE: 1312 sq. ft, SHED: 93 sq. ft, STORAGE: 128 sq. ft.
PATIO: 958 sq. ft, SCREENED PORCH: 96 sq. ft, PORCH: 100 sq. ft,
DECK: 471 sq. ft, FIREPLACE: 2 sq. ft, OPEN TO BELOW: 521 sq. ft
TOTAL: 3110 sq. ft
MEASUREMENTS CALCULATED BY V1Photos.COM ARE DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



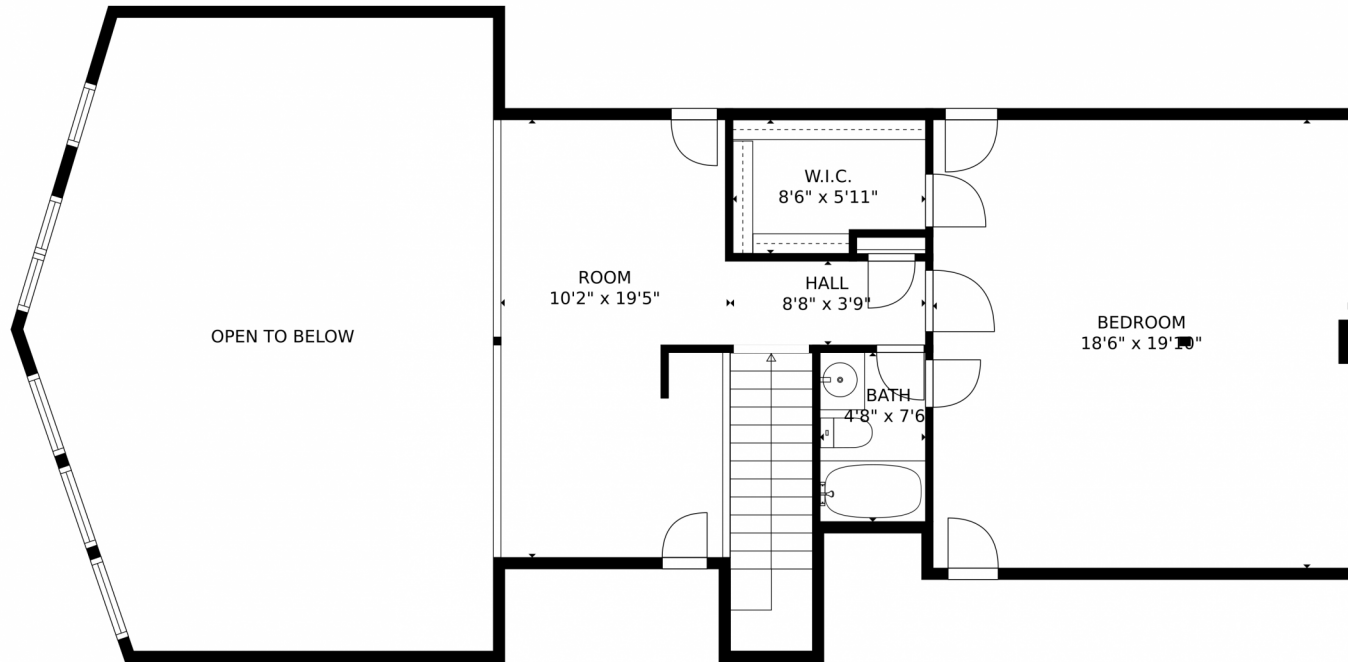
Disclaimer: Sizes and Dimensions are Approximate, Actual May Vary.



Pandora & John Erlandson
303-888-6298
pandora@pandorajohnproperties.com
<https://www.pandorajohnproperties.com>



86 Black Bear Lane, Evergreen, CO 80439 – Upper Level



GROSS INTERNAL AREA
Below Ground: 772 sq. ft, FLOOR 2: 1588 sq. ft, FLOOR 3: 750 sq. ft
EXCLUDED AREAS: GARAGE: 1312 sq. ft, SHED: 93 sq. ft, STORAGE: 128 sq. ft,
PATIO: 958 sq. ft, SCREENED PORCH: 96 sq. ft, PORCH: 100 sq. ft,
DECK: 471 sq. ft, FIREPLACE: 2 sq. ft, OPEN TO BELOW: 521 sq. ft
TOTAL: 3110 sq. ft
MEASUREMENTS CALCULATED BY V1Photos.com ARE DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



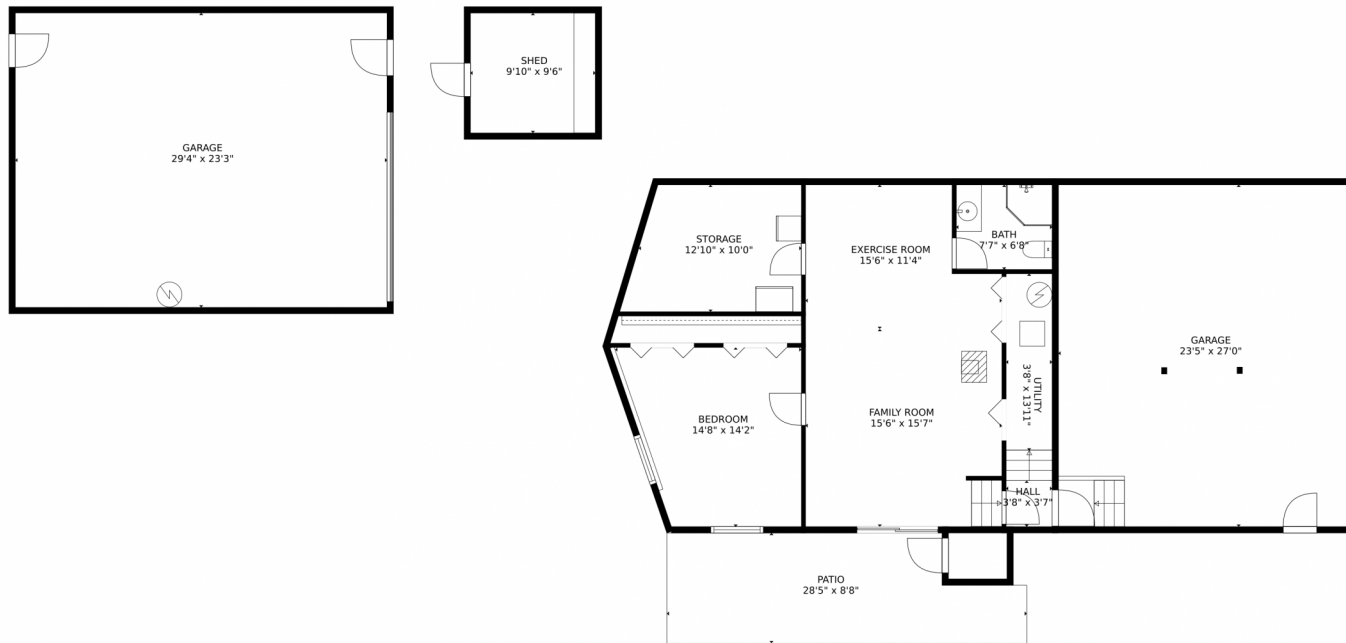
Disclaimer: Sizes and Dimensions are Approximate, Actual May Vary.



Pandora & John Erlandson
303-888-6298
pandora@pandorajohnproperties.com
<https://www.pandorajohnproperties.com>



86 Black Bear Lane, Evergreen, CO 80439 – Lower Level



GROSS INTERNAL AREA
Below Ground: 772 sq. ft, FLOOR 2: 1588 sq. ft, FLOOR 3: 750 sq. ft
EXCLUDED AREAS: GARAGE: 1312 sq. ft, SHED: 93 sq. ft, STORAGE: 128 sq. ft,
PATIO: 958 sq. ft, SCREENED PORCH: 96 sq. ft, PORCH: 100 sq. ft,
DECK: 471 sq. ft, FIREPLACE: 2 sq. ft, OPEN TO BELOW: 521 sq. ft
TOTAL: 3110 sq. ft
MEASUREMENTS CALCULATED BY V1Photos.COM ARE DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



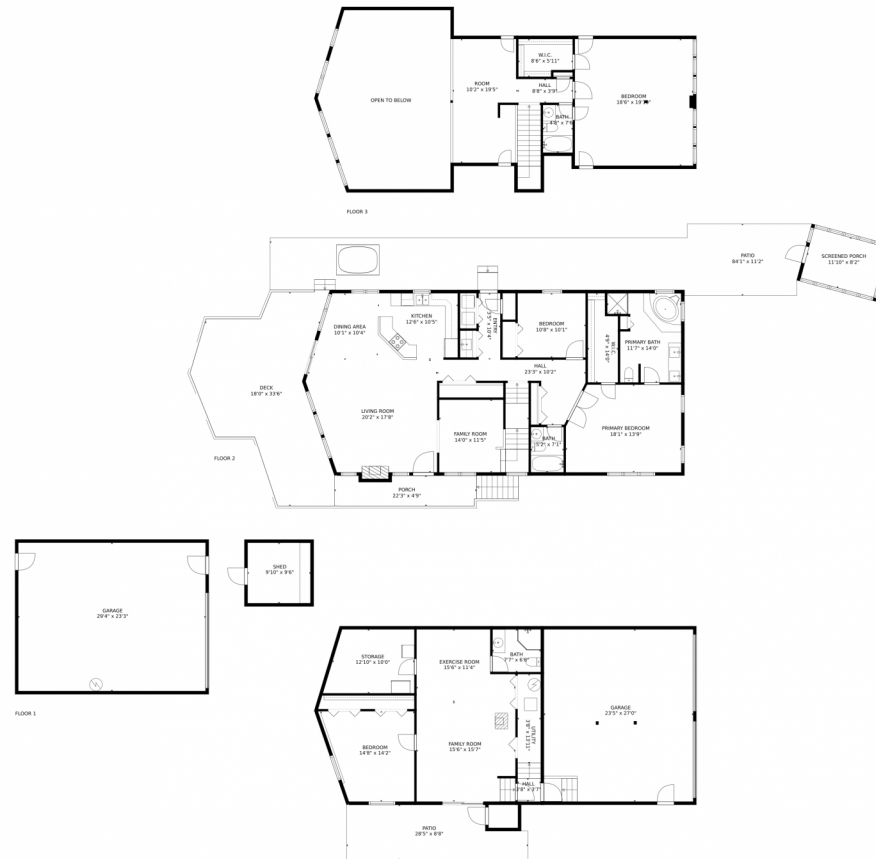
Disclaimer: Sizes and Dimensions are Approximate, Actual May Vary.



Pandora & John Erlandson
303-888-6298
pandora@pandorajohnproperties.com
<https://www.pandorajohnproperties.com>



86 Black Bear Lane, Evergreen, CO 80439 – All Levels



GROSS INTERNAL AREA
Below Ground: 772 sq. ft, FLOOR 2: 1588 sq. ft, FLOOR 3: 750 sq. ft
EXCLUDED AREAS: GARAGE: 1312 sq. ft, SHED: 93 sq. ft, STORAGE: 128 sq. ft.
PATIO: 958 sq. ft, SCREENED PORCH: 96 sq. ft, PORCH: 100 sq. ft,
DECK: 471 sq. ft, FIREPLACE: 2 sq. ft, OPEN TO BELOW: 521 sq. ft
TOTAL: 3110 sq. ft

MEASUREMENTS CALCULATED BY V1Photos.COM ARE DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



Disclaimer: Sizes and Dimensions are Approximate, Actual May Vary.



Pandora & John Erlandson
303-888-6298
pandora@pandorajohnproperties.com
<https://www.pandorajohnproperties.com>

