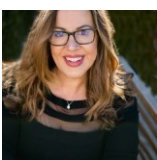




 Single Family  5558 SQFT  4 Beds  3/2 Baths  9 Car  20 Acre

PROPERTY DETAILS

Experience modern luxury on 20 acres with a custom-built home, heated shop, ponds, and stunning Rocky Mountain views! Located in the Eaton School District, this retreat is 15 miles from Greeley and 20 miles from Fort Collins. The 2-story home features an entertaining great room, a spacious kitchen with a butler's pantry, and a primary suite with deck access and a luxurious bathroom. The second floor includes a bedroom with an ensuite and a large loft. The walk-out basement offers two bedrooms, a recreation room with a bar, and a safe room. High-end finishes include remote-controlled blinds, quartz countertops, and a security system. Enjoy the wraparound deck, swim pond, and additional outbuildings. The property is mostly fenced for livestock. Your dream country home awaits!



Suzana Sweney
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39550 County Road 45, Eaton, CO 80615 – Main



TOTAL: 6710 sq. ft

FLOOR 1: 1508 sq. ft, FLOOR 2: 1057 sq. ft, FLOOR 3: 715 sq. ft, FLOOR 4: 1879 sq. ft, FLOOR 5: 1551 sq. ft
EXCLUDED AREAS: STORAGE: 282 sq. ft, COVERED PATIO: 671 sq. ft, WORKSHOP: 2924 sq. ft,
UTILITY: 45 sq. ft, PATIO: 1595 sq. ft, OPEN TO BELOW: 865 sq. ft,
GARAGE: 1126 sq. ft, PORCH: 368 sq. ft, DECK: 719 sq. ft
WALLS: 620 sq. ft

Floor Plan Created By V1photos.com, Measurements Deamed Highly Reliable But Not Guaranteed.



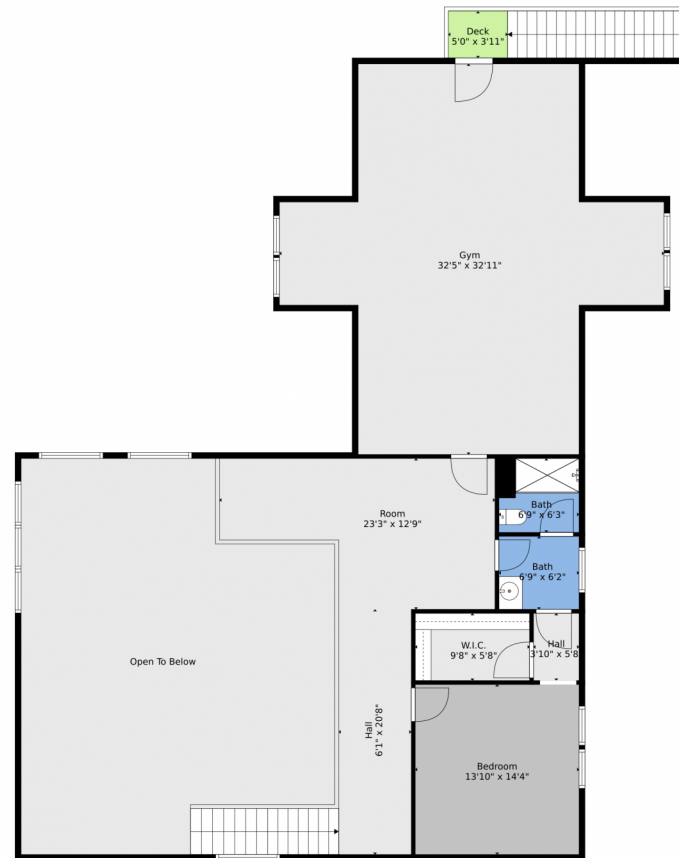
Disclaimer: Sizes and Dimensions are Approximate, Actual May Vary.



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39550 County Road 45, Eaton, CO 80615 – 2nd Level



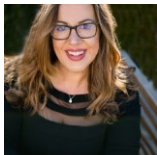
TOTAL: 6710 sq. ft

FLOOR 1: 1508 sq. ft, FLOOR 2: 1057 sq. ft, FLOOR 3: 715 sq. ft, FLOOR 4: 1879 sq. ft, FLOOR 5: 1551 sq. ft
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UTILITY: 45 sq. ft, PATIO: 1595 sq. ft, OPEN TO BELOW: 865 sq. ft,
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WALLS: 620 sq. ft

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39550 County Road 45, Eaton, CO 80615 — Basement



TOTAL: 6710 sq. ft

FLOOR 1: 1508 sq. ft, FLOOR 2: 1057 sq. ft, FLOOR 3: 715 sq. ft, FLOOR 4: 1879 sq. ft, FLOOR 5: 1551 sq. ft
EXCLUDED AREAS: STORAGE: 282 sq. ft, COVERED PATIO: 671 sq. ft, WORKSHOP: 2924 sq. ft,
UTILITY: 45 sq. ft, PATIO: 1595 sq. ft, OPEN TO BELOW: 865 sq. ft,
GARAGE: 1126 sq. ft, PORCH: 368 sq. ft, DECK: 719 sq. ft
WALLS: 620 sq. ft

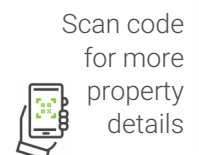
Floor Plan Created By V1photos.com, Measurements Deamed Highly Reliable But Not Guaranteed.



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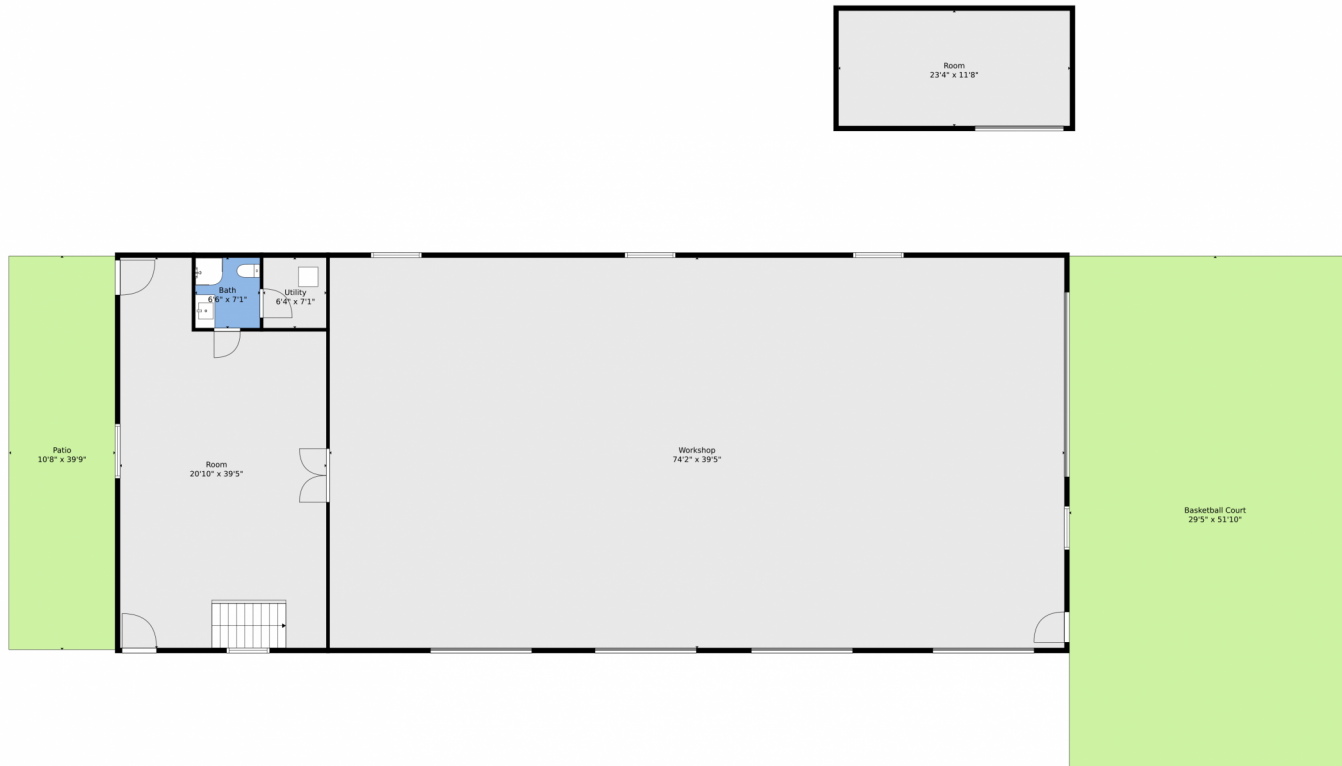
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39550 County Road 45, Eaton, CO 80615 — Detached Garage

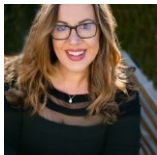


TOTAL: 6710 sq. ft
FLOOR 1: 1508 sq. ft, FLOOR 2: 1057 sq. ft, FLOOR 3: 715 sq. ft, FLOOR 4: 1879 sq. ft, FLOOR 5: 1551 sq. ft
EXCLUDED AREAS: STORAGE: 282 sq. ft, COVERED PATIO: 671 sq. ft, WORKSHOP: 2924 sq. ft,
UTILITY: 45 sq. ft, PATIO: 1595 sq. ft, OPEN TO BELOW: 865 sq. ft,
GARAGE: 1126 sq. ft, PORCH: 368 sq. ft, DECK: 719 sq. ft
WALLS: 620 sq. ft

Floor Plan Created By V1photos.com, Measurements Deamed Highly Reliable But Not Guaranteed.



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



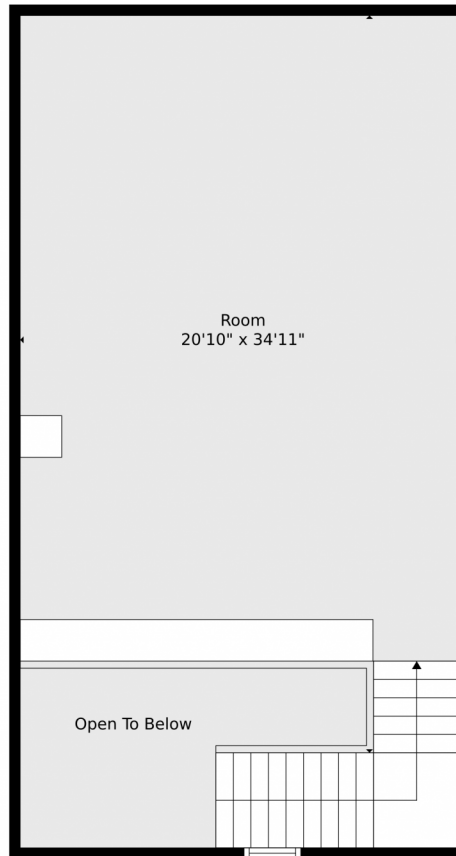
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39550 County Road 45, Eaton, CO 80615 — Detached Garage 2nd Level

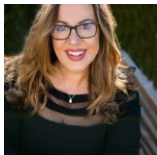


TOTAL: 6710 sq. ft
FLOOR 1: 1508 sq. ft, FLOOR 2: 1057 sq. ft, FLOOR 3: 715 sq. ft, FLOOR 4: 1879 sq. ft, FLOOR 5: 1551 sq. ft
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