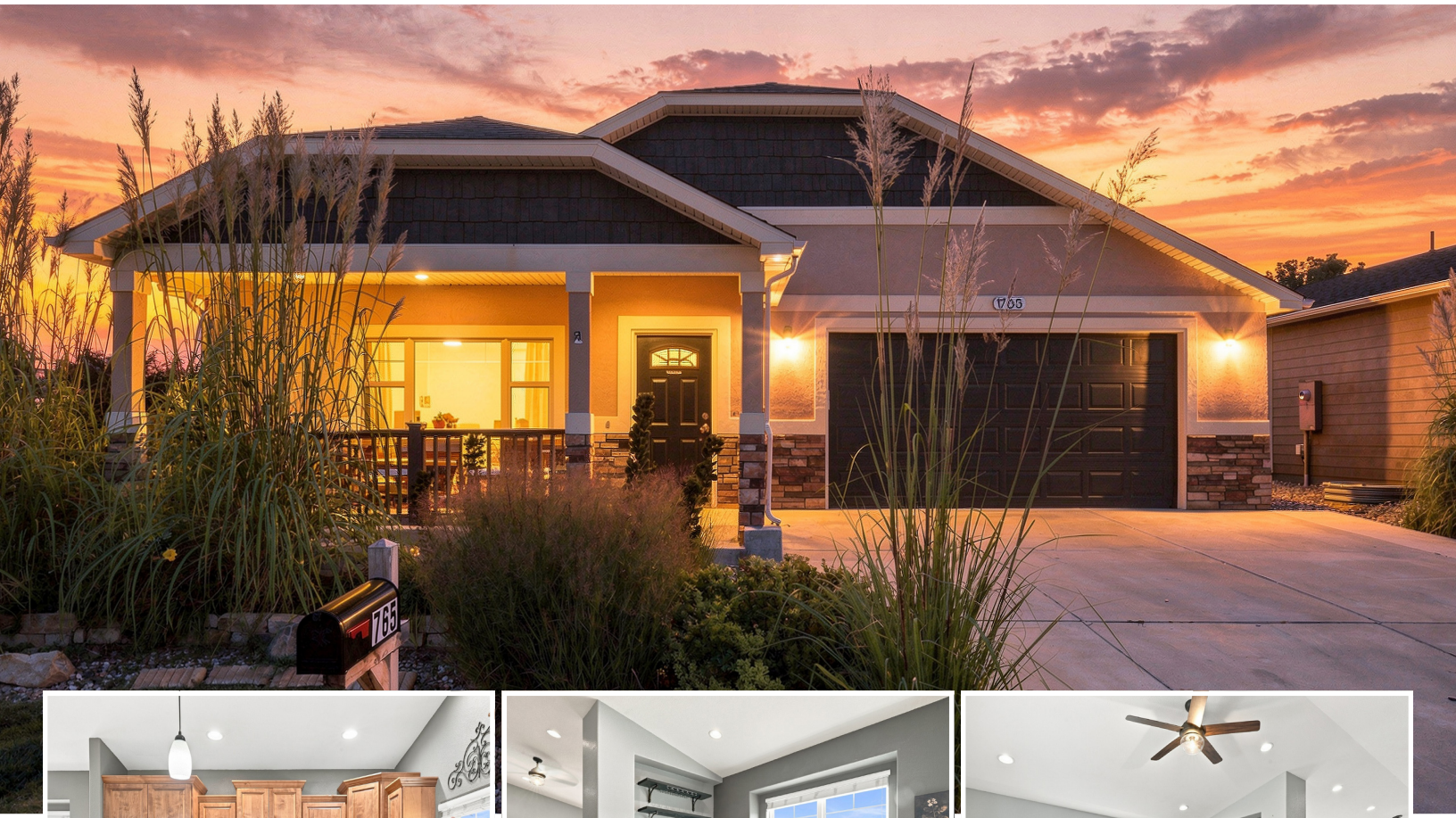
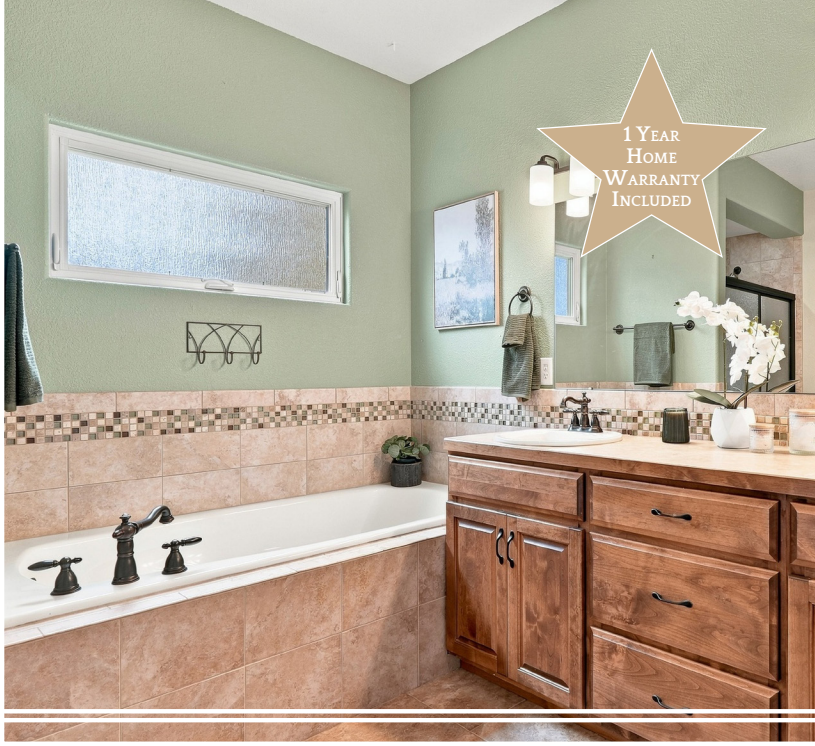
Darling Ranch Minutes from Downtown

765 Grays Peak Ln | Berthoud, CO 80513



4 BED | 3 BATH | 3,074 SQ FT | $565,000

Welcome to 765 Grays Peak Lane-a warm and inviting ranch-style home with wheelchair ramp tucked into a darling Berthoud neighborhood just minutes from the shops, restaurants and small-town charm of downtown Berthoud. Set on a corner lot and overlooking a little slice of open space, this home makes a wonderful first impression with its charming front porch and welcoming setting. Step inside to find newer interior paint, beautiful wood flooring, gorgeous wood doors, and vaulted ceilings that add an airy feel to the living room and primary suite. A two-way fireplace connects the living and dining spaces, creating a cozy focal point and an easy flow for both everyday living and entertaining. The kitchen features warm wood cabinetry, granite island, tile backsplash, stainless steel appliances and a generous pantry. With just over 1,500 square feet on the main level, the thoughtful ranch floor plan offers comfortable main-floor living, including the primary suite, a second bedroom, full hallway bath and laundry room-with washer and dryer included.The spacious primary suite features a vaulted ceiling and private ensuite bath with tile flooring, double vanity, soaking tub and separate curbless shower. Downstairs, the finished basement adds so much flexibility with a generous family room, two additional large bedrooms, a full bathroom and plenty of storage space-ideal for guests, hobbies, a home office or simply room to spread out. Even better, several important items have already been taken care of: a new Class IV roof was installed this summer, new smoke detectors have been added, and the HVAC system has been serviced. A one-year home warranty is also included for added peace of mind. Warm, spacious and full of character, with four bedrooms, three full bathrooms and an incredibly convenient Berthoud location, this home offers the space you need with the easygoing lifestyle you've been looking for.



Features

Style:	1 Story/Ranch
Construction:	Wood/Frame, Stone, Stucco, Wood Siding
Total Square Feet:	3,074 SqFt
Fin. Square Feet:	2,716 SqFt
Year Built:	2008
Heating:	Forced Air
Cooling:	Central A/C, Ceiling Fan
Roof:	Composition
Subdivision:	Peakview Meadows
Taxes:	$3,525 / 2025
HOA:	$315 / Quarter
Metro District:	None
Elementary School:	Berthoud
Middle School:	Turner
High School:	Berthoud

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