



» CHIMNEY ROCK CABINS LOT 9 «

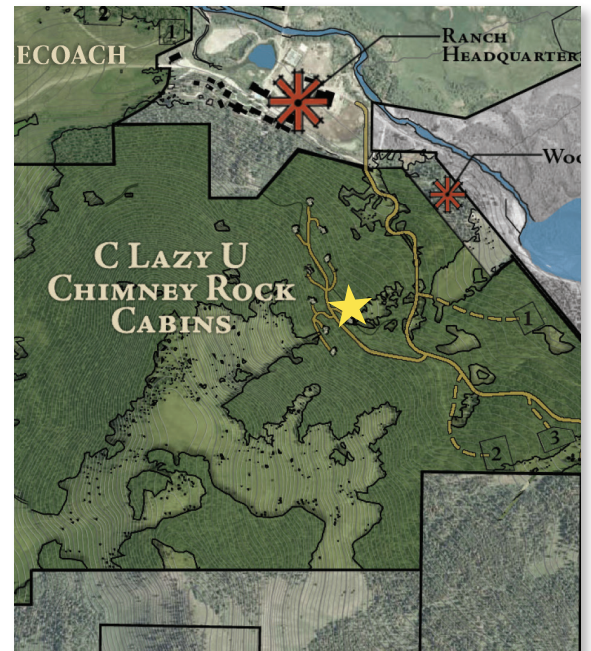




Chimney Rock Cabins Lot 9

Nestled in the heart of the prestigious C Lazy U Ranch, this rare 34.41-acre parcel in the Chimney Rock Cabins community offers an unparalleled opportunity to build your family's legacy. Lot 9 is the last remaining lot in this highly sought-after neighborhood and is the only remaining lot without a home. With sweeping views to the east of the Continental Divide and Willow Creek Reservoir, and to the north overlooking the ranch's iconic hay meadows and the majestic herd of over 200 horses, the setting is nothing short of breathtaking.

Chimney Rock Cabins is the closest residential community to the ranch and the only one that allows short-term rentals managed directly through C Lazy U Ranch, making it ideal for a multitude of uses. Homes in Chimney Rock are limited to 3,500 interior livable square feet, and the community benefits from a shared water and septic system managed by the HOA translating into lower building costs and simplified infrastructure for future owners. Properties in this enclave rarely change hands, with the last sale occurring in 2019, underscoring the exclusivity and enduring appeal of this location.

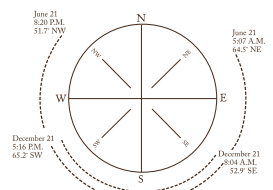


Ownership at C Lazy U Ranch comes with access to an extraordinary membership program, offering a turnkey second-home lifestyle that blends rustic charm with refined amenities. From horseback riding and fly fishing to gourmet dining and spa services, the ranch provides a seamless blend of adventure and relaxation. Whether you're envisioning a private mountain escape or a legacy property to share with generations to come, this lot is your gateway to the unmatched lifestyle and community spirit of C Lazy U Ranch.

- Exclusively offered at \$1,595,000
- 34.414 acres
- Shared access to 8,500 acres through a C Lazy U Ranch Membership



For more information, stop by the Outfitter's Cabin or
Contact C Lazy U Ranch Realty, LLC
3640 Colorado Hwy 125 • Granby, CO 80446
Brady Johnson • bjohnson@clazyu.com • 303.829.2808
www.clazyuranchrealty.com/lots-for-sale



SOLAR ASPECT