

3609 G Road
Palisade, CO 81526



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MLS# 20262675



\$797,000

4 Bedrooms | 3 Bathrooms | 2,200 Sqft

Discover your own piece of paradise in Palisade's celebrated Fruit and Wine Byway. Set on nearly two picturesque acres beneath mature shade trees, this exceptional property offers the perfect balance of rural charm, privacy, and modern convenience. The three-bedroom, three-bath home is warm and inviting, featuring an eat-in kitchen, formal dining room, dramatic living room with soaring two-story ceilings, a light-filled sunroom, and a loft-style office. Two bedrooms open directly onto a spacious deck, creating a seamless transition between the home's comfortable interior and its beautiful outdoor surroundings. The grounds are truly something special. Mature Austrian pines, maples, aspens, and mature landscaping frame expansive park-like lawns, while a welcoming circular driveway with a tree-filled center island creates unforgettable curb appeal. Whether you dream of raising a few animals, planting gardens, adding a greenhouse, or simply enjoying wide-open space, this property offers endless possibilities with no HOA restrictions. Adding to its unique character, approximately 0.4 acres are currently leased to a neighboring farmer who lovingly cultivates his peach trees under a landowner agreement. You'll enjoy the beauty of a producing peach orchard and a direct connection to Palisade's rich agricultural heritage without the work of maintaining it



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