Seller's favorite features and updates

Updated and spacious kitchen!

- Quartz counters and large, black stainless sink and black stainless faucet
- LG black stainless-steel appliances
- Professional cabinet coating by Summit Cabinet Coatings, stylish hardware, and soft close hinges
- Striking herringbone backsplash
- Custom kitchen island

Key items are newer!

- LVP flooring and plush carpet - 2026
- New hot water heater in 2024

Updated bathrooms

- Quartz counters
- White cabinets with cabinet hardware and soft close hinges
- Attractive and durable flooring
- New light fixtures and oil rubbed bronze fixtures and hardware
- New mirror and Authentic barnwood wall in powder bath (from 1800s barn on owner's childhood property)
- Additional storage with guest bathroom wall cabinet and master bathroom shelving unit (included)

Nicely updated with great attention to detail

- 5.25" baseboards and craftsman trim (whole house)
- Real brick accent wall
- All interior lighting and ceiling fans upgraded
- Matte black door handles and hinges and floor vent covers
- Newer window coverings

Flexible, safe, and smart

- Owned solar panels (10 panels, 3.4 kW system)
- Active Radon Mitigation System
- Flexible loft is ideal for home office, play area, or media room
- Durable concrete tile roof
- Smoke/CO detectors replaced 1/2022
- Ring doorbell and chime and Google Nest thermostat
- Garage is insulated, drywalled, and painted. Workbench and shelving included!

Private park-like yard is perfect for outdoor activities

- One of the biggest lots in the neighborhood is flat and fully fenced
- Oversized stamped concrete patio and concrete edging
- Meticulously maintained with established lawn and trees that provide shade and fall color
- Zoned sprinklers and drip system

Serene location in Thompson River Ranch

- Peaceful neighborhood with acres of open space and trails, pools, clubhouse, parks, and a friendly vibe
- Convenient neighborhood Riverview PreK through 8th school
- Easy access to I-25, shopping, and restaurants

Jodi Pollack, RE/MAX Advanced, Inc.
Cell: 970-214-1567 | Office: 970-221-5995 | eMail: jodi@jodipollack.com
RE/MAX Advanced, Inc.