



304 N Aria Way, Fort Collins, CO 80524

Community: Bloom Cottages **Floor Plan:** Marigold with ADU (Accessory**\$629,900** 1,991 Finished Sq Ft.  4 Bedrooms  3.5 Full Baths  2 Car Garage  2.0 Stories

This charming cottage-style residence includes a beautifully appointed main home plus a fully detached, private Accessory Dwelling Unit (ADU), offering exceptional flexibility for multigenerational living, rental income, or a private guest retreat.

In the main home, you'll find 3 spacious bedrooms, 2.5 baths, and a stylish open-concept main floor perfect for entertaining.

Just steps away, the ADU offers 506 sq ft of independent living space with 1 bedroom, 1 bathroom, a full kitchen and living area, and a private 2-car garage below. Ideal for extended family, a home office, or a source of passive income—this space adapts to your life.

Two homes. One lot. Endless possibilities.

This home is finished with Biscotti Shaker Style Cabinets with Black Pulls, Adult Height Vanities in All Bathrooms, Blanco Maple Quartz Countertops, Shaw Mesquite Falls Carpet in Kindling, Shaw Optimum LVP in Spalted Maple, Matte Black Door Levers, Bench at Owners Entry, Matte Black Plumbing and Bathroom Fixtures, Upgraded Primary Shower to include 4x16 White Subway Tile on Shower Walls, Shaw Baker Blvd 3x6 Subway

CALL 970-716-6088 TO SCHEDULE A 1 ON 1 APPOINTMENT

Plans and elevations are artist's renderings only, may not accurately represent the actual condition of a home as constructed, and may contain options which are not standard on all models. We reserve the right to make changes to these floor plans, specifications, and elevations without prior notice. Stated dimensions and square footage are approximate and should not be used as representation of the home's precise or actual size.



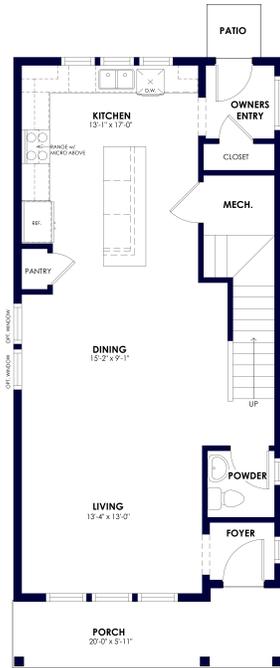
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Marigold First Floor Bungalow



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Marigold Second Floor Bungalow



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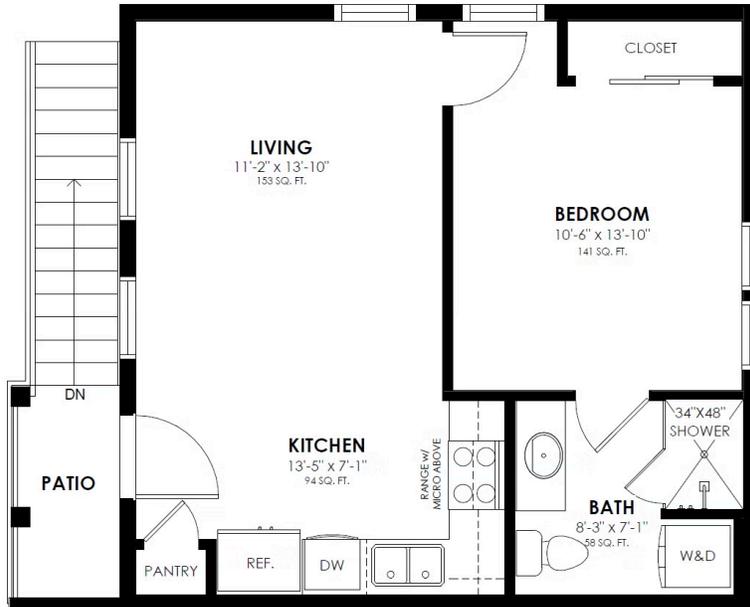
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ADU Living



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ADU Garage

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