



324 N Aria Way, Fort Collins, CO 80524

Community: Bloom Cottages **Floor Plan:** Sage**\$505,000** 1,538 Finished Sq Ft.  4 Bedrooms  3.0 Full Baths  1 Car Garage  2.0 Stories

Our largest cottage floorplan offers a generous layout ideal for gatherings and families of all types. Featuring four bedrooms and three baths, this home offers ample space and comfort. Your own private backyard is the perfect space to relax and enjoy some fresh air with your pup and friends. Access to the grassy cottage common areas provides the perfect opportunity to spread out and meet your neighbors for a leisurely picnic amidst nature's beauty.

This home features Lancaster shaker maple cabinets in Biscotti, Dekton Marina quartz countertops, and a full white subway tile backsplash with Ash grout. Matte black hardware and Moen Cia plumbing fixtures add a cohesive, contemporary touch throughout. Flooring includes Shaw Mesquite Falls Level-2 carpet in Kindling with upgraded pad, paired with Shaw Optimum vinyl plank flooring in Spalted Maple. Walk-in showers with tile walls and shower doors enhance Bath 1 and Bath 3.

Additional highlights include central air conditioning, added windows, under-cabinet kitchen lighting, flush puck lights, ceiling fan pre-wires, adult-height vanities, stainless appliance package, garage door opener, and an active radon system.

Photos are of actual home!

[VIRTUALLY TOUR THE SAGE FLOORPLAN!](#)

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.



324 N Aria Way, Fort Collins, CO 80524

Community: Bloom Cottages **Floor Plan:** Sage

\$505,000

1,538 Finished Sq Ft. 4 Bedrooms 3.0 Full Baths 1 Car Garage 2.0 Stories

SAGE - FIRST LEVEL
BUNGALOW



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.



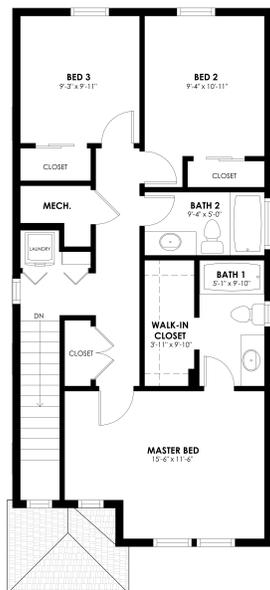
324 N Aria Way, Fort Collins, CO 80524

Community: Bloom Cottages **Floor Plan:** Sage

\$505,000

1,538 Finished Sq Ft. 4 Bedrooms 3.0 Full Baths 1 Car Garage 2.0 Stories

SAGE - SECOND LEVEL
BUNGALOW



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.



324 N Aria Way, Fort Collins, CO 80524

Community: Bloom Cottages **Floor Plan:** Sage

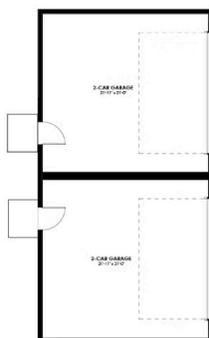
\$505,000

1,538 Finished Sq Ft. 4 Bedrooms 3.0 Full Baths 1 Car Garage 2.0 Stories

1-CAR GARAGE BUILDING
OFF-LOT DETACHED GARAGES



2-CAR GARAGE BUILDING
ON-LOT DETACHED GARAGES



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.