



331 Flourish Ln, Fort Collins, CO 80524

Community: Bloom Cottages **Floor Plan:** Sage**\$499,735** 1,538 Finished Sq Ft  4 Bedrooms  3.0 Full Baths  1 Car Garage  2.0 Stories

Our largest Cottage Collection floorplan, the **Sage**, offers a spacious, versatile layout designed for gatherings, entertaining, and comfortable everyday living. Featuring four bedrooms and three baths, this home provides the flexibility families of all types need to spread out and feel at home. Enjoy your own private backyard—perfect for relaxing, hosting friends, or soaking up some fresh Colorado air. Bloom's inviting grassy cottage common areas create natural opportunities to unwind, connect, and enjoy the neighborhood's signature charm.

This home showcases a **Bungalow elevation** with thoughtfully curated designer finishes, including a stainless steel appliance package with refrigerator, washer, and dryer. Interior selections feature White Icing painted maple shaker cabinetry with satin nickel bar pulls, Level 1 Helix quartz countertops, a full-height grey 3x12 subway tile kitchen backsplash, Truffle upgraded luxury vinyl plank flooring, and Kindling upgraded carpet. Additional highlights include satin nickel lever door hardware, an enhanced window package, under-cabinet kitchen lighting, great room puck lighting, walk-in showers with tile walls and glass doors in the primary and main-level baths, an undermount single-basin stainless steel kitchen sink with a Moen Cia pull-out faucet, adult-height vanities with drawers, a detached single-car garage with opener, central air conditioning, and an active radon mitigation system.

Photos are of a previously completed home. Actual finishes may vary.

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.



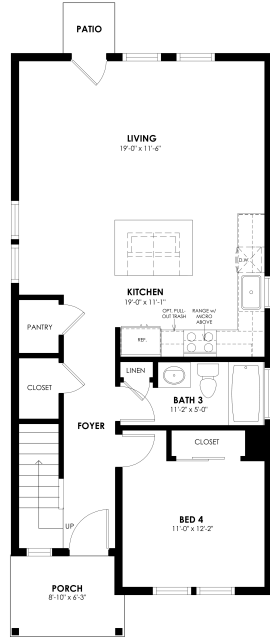
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SAGE - FIRST LEVEL
BUNGALOW



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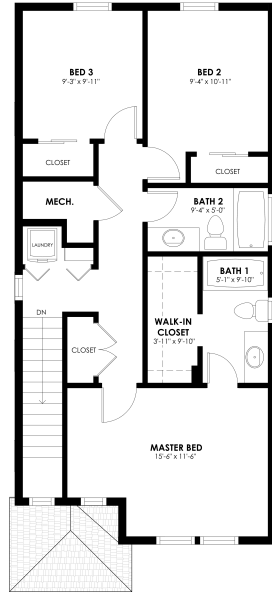
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SAGE - SECOND LEVEL
BUNGALOW



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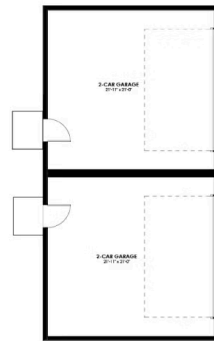
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1-CAR GARAGE BUILDING
OFF-LOT DETACHED GARAGES



2-CAR GARAGE BUILDING
ON-LOT DETACHED GARAGES



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