




1600 Alfalfa, Johnstown, CO 80534

Community: Granary Trailblazer Collection - Single Family Homes **Floor****\$565,615** 3,038 Finished Sq Ft.  4 Bedrooms  3.5 Full Baths  2 Car Garage  2.0 Stories**SOLD****Includes Landscaping, Blinds & Appliances!****Backs to Open Space!**

Act quickly to take advantage of our limited-time June Incentive on this fully move-in ready home! This home includes landscaping, window blinds, and appliances — plus additional flex spend that can be used toward closing costs, rate buydowns, or personalized upgrades. Available for a limited time and subject to change. Call 970-716-6088 for details!

Welcome to the Oakley—our largest floorplan, thoughtfully designed to provide generous space for the whole family. Unlike many homes that sacrifice bedroom size to fit more rooms, this expansive 3,038-square-foot layout offers large, comfortable spaces throughout—from the oversized bedrooms to the impressive walk-in pantry. Upstairs, a spacious loft creates separation between the primary suite and the guest bedrooms, offering privacy and flexibility. The primary retreat features two oversized walk-in closets, while one of the guest bedrooms boasts its own en-suite bath and walk-in closet, perfect for guests or multi-generational living. On the main level, you'll find an open-concept layout that still maintains a sense of definition, creating a warm, livable atmosphere. A flex room at the front of the home provides the perfect space for a home office, formal sitting room, or cozy reading nook. The extra-deep garage offers ample room for your full-sized truck, custom built-ins, and even space to comfortably open your doors—no tight squeeze here! Step outside to enjoy a large backyard that backs to a scenic community walking trail—ideal for morning strolls or evening relaxation. To top it off, this move-in ready home includes all major appliances—refrigerator, washer, and dryer—so you can settle in with ease. There's so much to love about the Oakley!

Photos are from actual home and finishes, with some virtually staged images for visual reference.

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.

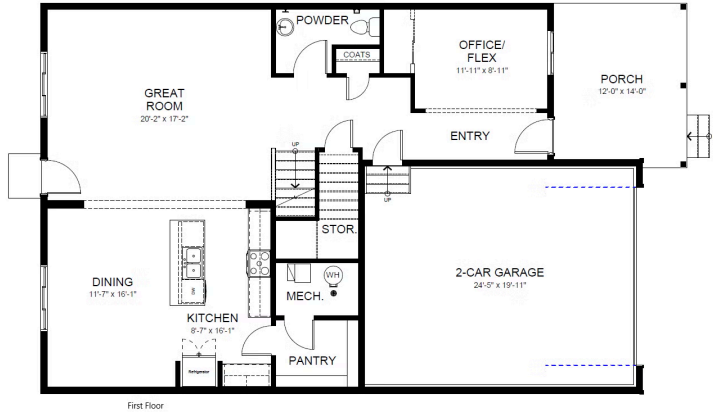


1600 Alfalfa, Johnstown, CO 80534

Community: Granary Trailblazer Collection - Single Family Homes **Floor**

\$565,615

3,038 Finished Sq Ft. 4 Bedrooms 3.5 Full Baths 2 Car Garage 2.0 Stories



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.

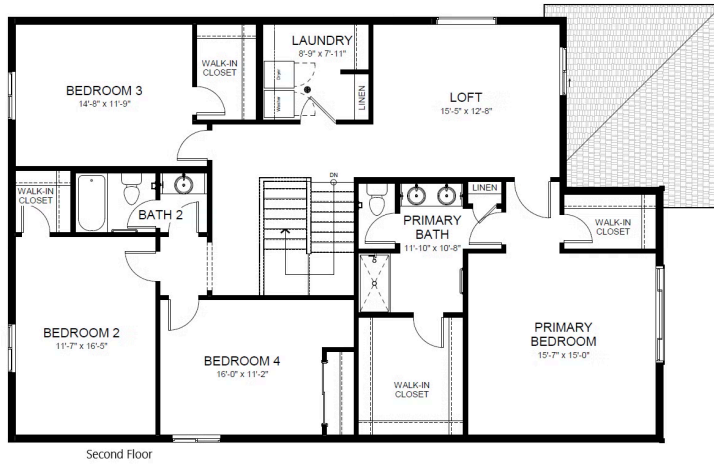


1600 Alfalfa, Johnstown, CO 80534

Community: Granary Trailblazer Collection - Single Family Homes **Floor**

\$565,615

3,038 Finished Sq Ft. 4 Bedrooms 3.5 Full Baths 2 Car Garage 2.0 Stories



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.



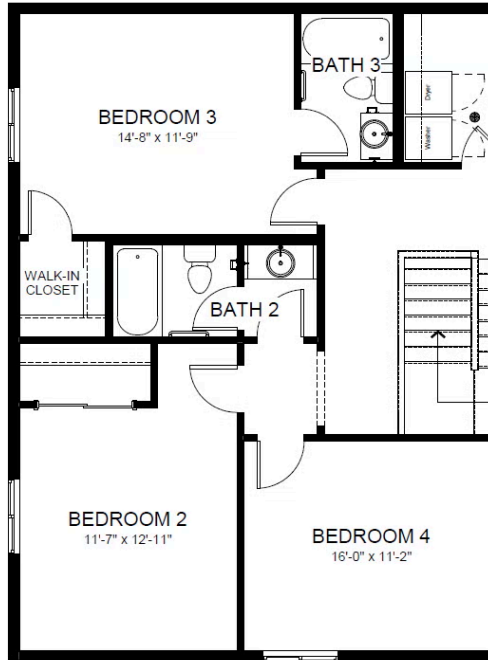
1600 Alfalfa, Johnstown, CO 80534

Community: Granary Trailblazer Collection - Single Family Homes **Floor**

\$565,615

3,038 Finished Sq Ft. 4 Bedrooms 3.5 Full Baths 2 Car Garage 2.0 Stories

opt. Second floor



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.



1600 Alfalfa, Johnstown, CO 80534

Community: Granary Trailblazer Collection - Single Family Homes **Floor**

\$565,615

3,038 Finished Sq Ft. 4 Bedrooms 3.5 Full Baths 2 Car Garage 2.0 Stories

Main Floor - 1.23.25

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.



1600 Alfalfa, Johnstown, CO 80534

Community: Granary Trailblazer Collection - Single Family Homes **Floor**

\$565,615

3,038 Finished Sq Ft. 4 Bedrooms 3.5 Full Baths 2 Car Garage 2.0 Stories

Second Floor with extra bathroom - 1.23.25

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.



1600 Alfalfa, Johnstown, CO 80534

Community: Granary Trailblazer Collection - Single Family Homes **Floor**

\$565,615

3,038 Finished Sq Ft. 4 Bedrooms 3.5 Full Baths 2 Car Garage 2.0 Stories

Second Floor without extra bathroom - 1.23.25

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.



1600 Alfalfa, Johnstown, CO 80534

Community: Granary Trailblazer Collection - Single Family Homes **Floor**

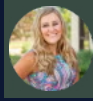
\$565,615

3,038 Finished Sq Ft. 4 Bedrooms 3.5 Full Baths 2 Car Garage 2.0 Stories

Optional 5 bed 4 bath - 1.28.25

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.



1600 Alfalfa, Johnstown, CO 80534

Community: Granary Trailblazer Collection - Single Family Homes **Floor**

\$565,615

3,038 Finished Sq Ft. 4 Bedrooms 3.5 Full Baths 2 Car Garage 2.0 Stories

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.