




1600 Sunflower, Johnstown, CO 80534

**Community:** Granary Trailblazer Collection - Single Family Homes **Floor****\$555,890** 3,038 Finished Sq Ft.  4 Bedrooms  3.5 Full Baths  2 Car Garage  2.0 Stories

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! 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!

This home is finished with Biscotti-stained maple cabinetry, Malibu Dekton (engineered stone) countertops, 3x6 white subway tile kitchen backsplash, Mineral Maple (light) vinyl plank throughout the main level of the home, laundry and bathrooms with upgraded Kindling chevron patterned carpet upstairs, black faucets and bathroom accessories. Bone (light grey) 12x24 shower tile in master bathroom. Stainless steel kitchen appliances with gas cooktop. Included refrigerator, washer and dryer!

Photos display both actual home as well as a furnished model for 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.



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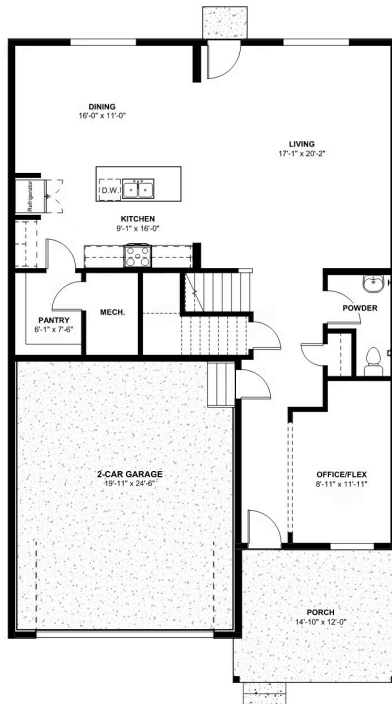
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### Main Floor - 1.23.25



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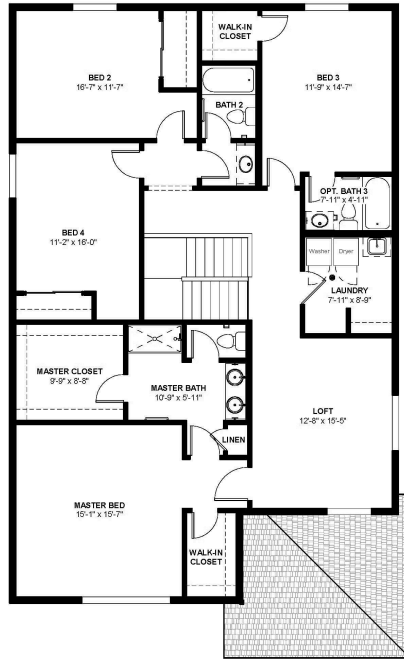
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## Second Floor with extra bathroom - 1.23.25



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