







4894 River Roads, Timnath, CO 80547

**Community:** Timnath Ranch Townhomes **Floor Plan:** Telluride 1A

**\$456,270**

 1,584 Finished Sq Ft.  3 Bedrooms  2.5 Full Baths  2 Car Garage



Introducing the Telluride 1A! Enjoy an airy open-concept layout on the main floor, perfect for entertaining, along with your own fenced front yard. This intentionally designed townhome features 3 bedrooms, 2 full bathrooms, and a handy powder bathroom on the main level. Call Timnath Ranch and the Telluride 1A your home today!

This home is finished with Stainless Steel Gas Move- In Ready appliance package, 42in eucalyptus green painted cabinets, miami oro quartz in kitchen, white quartz in bathroom, simple wash vinyl plank flooring, 3x6 white subway kitchen backsplash, 2in white faux wood blinds, and garage door opener with 2 remotes.

Photos are from actual home!





**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.



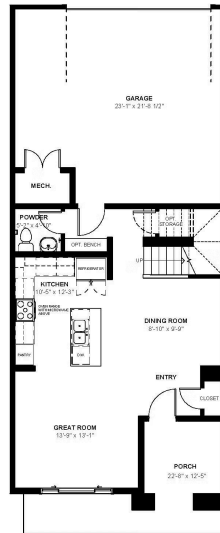
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## Prairie First Floor







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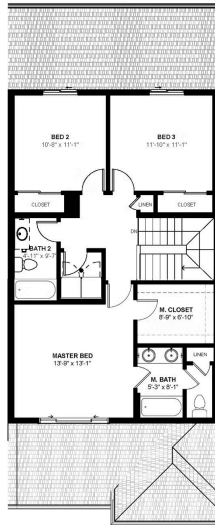
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