



5421 Yancy, Timnath, CO 80547

**Community:** Trailside Alley Load - Single Family Homes **Floor Plan:** Edison**\$553,330** 1,726 Finished Sq Ft.  3 Bedrooms  2.5 Full Baths  2.5 Car Garage  2.0 Stories

The **Edison** plan offers an open-concept layout designed for both everyday comfort and entertaining. The spacious kitchen flows into the dining and living areas, while an upgraded 8' sliding patio door opens to a **private side yard and patio**—perfect for enjoying Colorado living. An **oversized 2-car garage and crawl space foundation** provide additional storage and convenience.

This home is beautifully finished with Concord maple cabinetry in a Chai Latte finish with shaker crown molding, Blanco Maple quartz countertops, a full-height white glossy subway tile backsplash, and a Home Chef appliance package with a gas range vented to the exterior. Shaw Optimum luxury vinyl plank flooring runs throughout the main living areas, complemented by Shaw Meadow Vista carpet in the bedrooms. Additional highlights include matte black hardware, upgraded primary bath vanities, central A/C, and soft Alabaster interior wall color throughout.

Photos are of the actual home and finishes.

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.



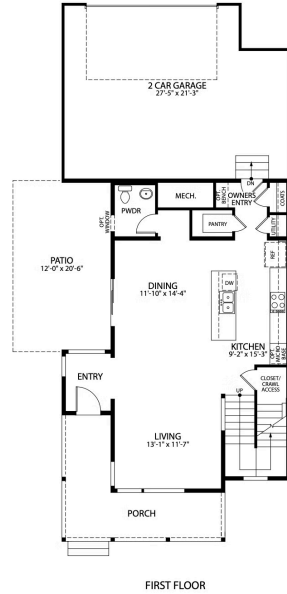
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### First Floor



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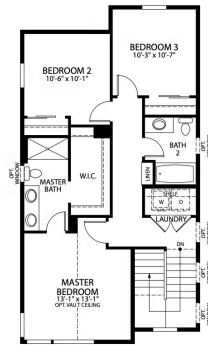
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## Second Floor



SECOND FLOOR

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