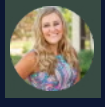
HARTFORD HOMES



Ask Kendall
Our New Home Consultant
(970)716-6088

5429 Yancy St, Timnath, CO 80547

$617,325

Community: Trailside Alley Load - Single Family Homes **Floor Plan:** Newt

2,119 Finished Sq Ft. | 3 Bedrooms | 2.5 Full Baths | 2.5 Car Garage | 2.0 Stories

Situated on a desirable **corner lot**, this **Newton** offers a thoughtfully designed open-concept layout with plenty of space for everyday living and entertaining. The main floor features a spacious living room, dining area, and kitchen centered around an eat-in island. An oversized 8' x 10' **sliding patio door** opens to a **private side yard and patio**, creating a seamless extension of the living space and the perfect place to enjoy Colorado evenings.

Upstairs, a **generous loft** provides flexible living space, while the vaulted primary suite features a walk-in closet, dual-sink vanity, and beautifully tiled walk-in shower. Two additional bedrooms, a full bath, and conveniently located laundry room complete the second floor. A **full unfinished basement** with a future bathroom rough-in provides room to grow, while the **oversized 2-car garage** offers ample space for vehicles, bikes, and outdoor gear.

This home showcases White Icing painted maple cabinetry with Shaker crown molding, Marengo quartz kitchen countertops, Desert Silver quartz bathroom countertops, Simple Wash luxury vinyl plank flooring, Sand carpet, a Chef's Delight appliance package, white 3x12 tile backsplash, Drift of Mist walls, Alabaster trim, a built-in mudroom bench with cubbies, and central A/C.

The Craftsman exterior features Porpoise, Elephant Ear, and Nacre accents, thin brick detailing, and an Evergreen Fog front door.

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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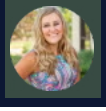

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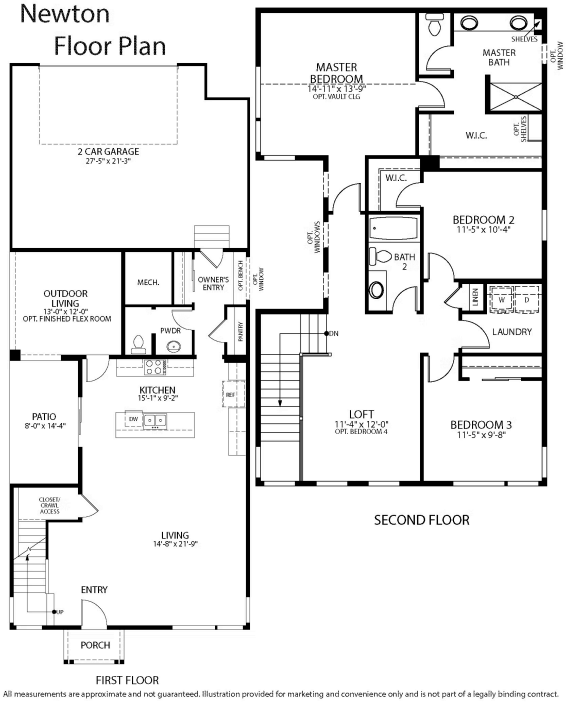

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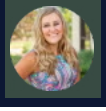

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