



6109 Saddle Horn Dr., Timnath, CO 80547

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

\$505,120

1,726 Finished Sq Ft. 3 Bedrooms 2.5 Full Baths 2.5 Car Garage 3.0 Stories



The **Edison** plan offers effortless, single-level living with a thoughtfully designed open-concept main floor. The living room flows seamlessly into the dining area and kitchen, where an eat-in center island creates the perfect hub for everyday meals, entertaining, or casual gatherings. Patio doors extend your living space outdoors, opening to a private side yard and patio—ideal for morning coffee, evening grilling, or relaxing under the Colorado sky.

Designed with both function and flexibility in mind, this home includes a **full unfinished basement**, providing abundant storage and endless possibilities for future expansion. An **oversized 2-car garage** offers plenty of room for vehicles, outdoor gear, and all the extras that come with an active lifestyle.

This home is beautifully finished with Biscotti-stained traditional cabinets paired with matte black bar pulls, a Home Chef appliance package featuring a gas range and microwave/hood combination, and Miami White quartz countertops throughout the kitchen and baths. Marina vinyl plank flooring adds warmth and durability to the main living spaces, while Mesquite Falls Sandstone carpet brings comfort to the bedrooms. Thoughtful details continue with matte black plumbing fixtures and door levers, 3x6 beveled-edge subway tile, and 12x24 dark grey tile in the primary bath shower—creating a modern, cohesive look 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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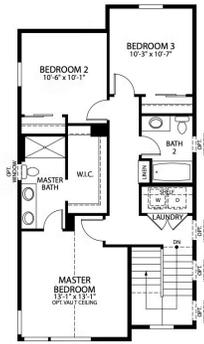
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Second Floor



SECOND FLOOR

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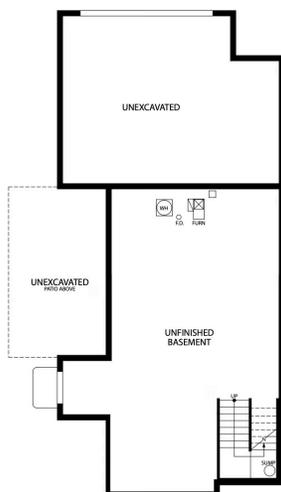
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Unfinished Basement



OPT. UNFINISHED BASEMENT

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Options

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