



6116 Dutch Drive, Timnath, CO 80547

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

**\$549,415**

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 Concord maple cabinets in a Biscotti stain with shaker crown molding, a Home Chef appliance package with gas range vented to the exterior, Desert Silver quartz countertops in the kitchen, and Miami White quartz countertops in the primary and guest baths. Shaw Optimum luxury vinyl plank flooring in Silver Dollar runs throughout the main living areas, complemented by Mesquite Falls Level 2 carpet in Kindling in the bedrooms. Additional highlights include a full-height 4x16 white glossy subway tile kitchen backsplash, a tiled walk-in primary shower with 12x24 Serenity tile in Bone, brushed nickel plumbing fixtures, and soft Drift of Mist 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.