

5301 Ribault, Timnath, CO 80547

**Community:** Trailside Story Collection - Single Family Homes

**Floor Plan:** Rowling

**\$716,725**

2,451 Finished Sq Ft. 3 Bedrooms 2.5 Full Baths 2 Car Garage 2.0 Stories



**\*\*MOVE IN READY!\*\***

**This home qualifies for our current incentive: an interest rate starting as low as 2.99% for your first year, 3.99% for your second year, and 4.99% locked for your third through 30th years - Call or text Kendall for more information: [970-716-6088](tel:970-716-6088). Buyer must contract by August 31st and close by December 2024.**

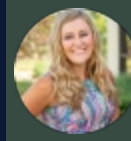
The Rowling floorplan includes dedicated office space on the main floor along with a spacious and thoughtful kitchen/dining/living layout. Upstairs you will find a roomy loft, an expansive master suite with a generous walk-in closet, and 2 guest bedrooms. This is the perfect family home with space for everyone.

This home is finished with White Icing shaker cabinets with matte black bar pulls, Home Chef Gas Appliance package, Carrara Marmi (kitchen)/Manhattan Gray (master bath) and Blanco Maple (guest bath bathroom) quartz countertops, Galleria Pine vinyl plank, Calacatta vinyl tile in upstairs baths and laundry, 5-panel Interior Door Style, Craftsman Traditional Painted Handrail, Black fixtures/door levers, Carbon Matte Picket kitchen backsplash

Photos are of the 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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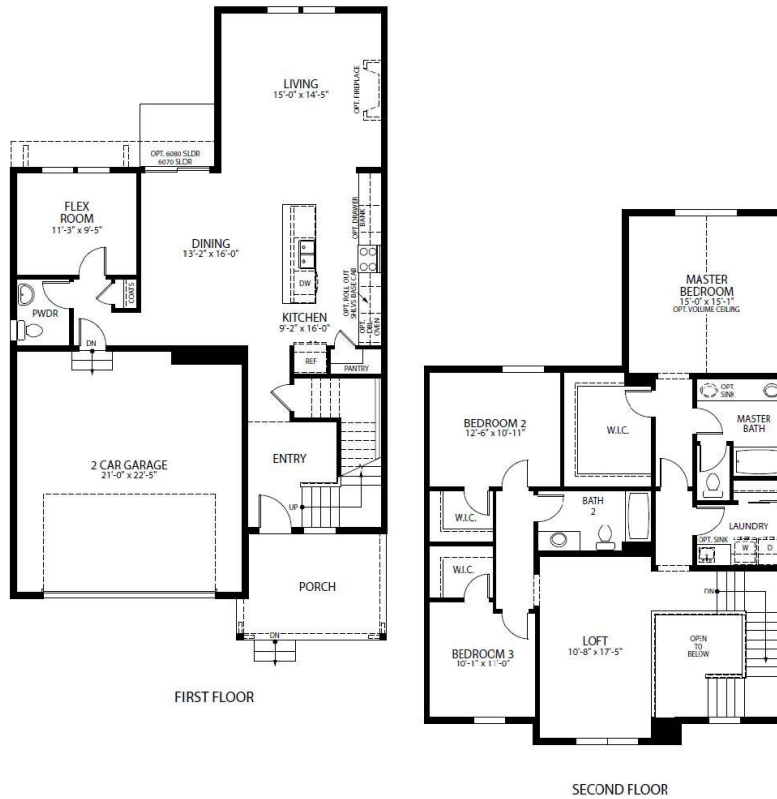
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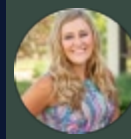
### Rowling Floor Plan



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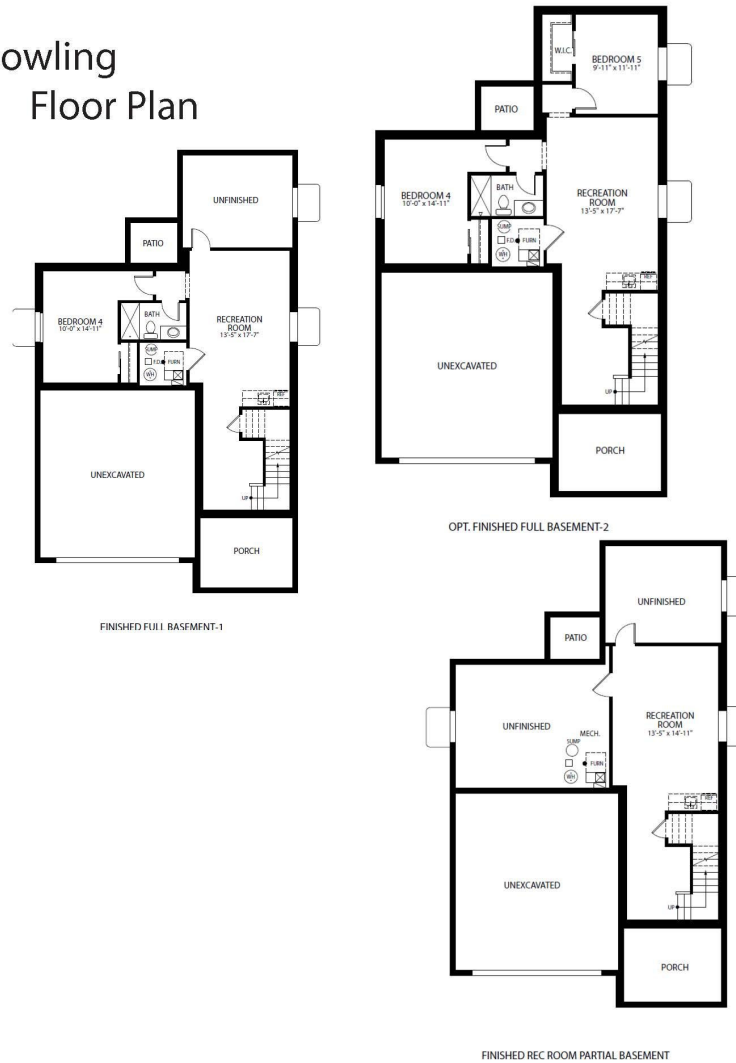
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Rowling  
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