



5409 Drehle St, Timnath, CO 80547

Community: Trailside Story Collection - Single Family Homes

Floor Plan:

\$684,270

2,451 Finished Sq Ft 3 Bedrooms 2.5 Full Baths 3 Car Garage 3.0 Stories



The **Rowling** plan offers a spacious, open-concept main floor where the kitchen, dining, and great room connect seamlessly—ideal for entertaining and everyday living. An expanded patio and 8-foot sliding patio doors extend the living space outdoors, while upgraded window packages throughout the home fill the interior with natural light.

Upstairs, the private primary suite features a vaulted ceiling, creating a relaxing retreat, while additional bedrooms and a **loft** provide flexible living space. This home also includes a **full unfinished basement**, a **3-car garage**, and thoughtful upgrades throughout for comfort and convenience.

This home is finished with Lancaster shaker-style maple cabinetry in a painted Eucalyptus finish, 42-inch kitchen uppers, and Miami Oro quartz countertops throughout. Luxury vinyl plank flooring in Wild Dunes runs through the main living areas and office, complemented by Mesquite Falls Level 2 carpet in Sandstone in the bedrooms.

The kitchen features a full-height white herringbone tile backsplash, while the primary bath includes a tiled walk-in shower with hexagon tile. Additional highlights include the Chef's Delight Appliance Package, laundry room cabinet with sink, tankless water heater, central A/C, active radon mitigation, satin nickel door hardware, brushed nickel fixtures, and Alabaster interior wall color throughout.

Photos are from actual home and finishes.

CALL 970-716-6088 TO SCHEDULE A 1 ON 1 APPOINTMENT

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