



6100 Gault Rd, Timnath, CO 80547

Community: Trailside Story Collection - Single Family Homes

Floor Plan:

\$670,195

 2,586 Finished Sq Ft.  4 Bedrooms  3.0 Full Baths  2 Car Garage  2.0 Stories



The **Rowling** combines open-concept living with versatile spaces across three levels, offering plenty of room for both everyday life and entertaining.

Main Level

The first floor welcomes you with a spacious **foyer** that opens into an inviting **kitchen, dining, and living area**—perfect for gatherings and family time. The kitchen features a pantry, large island, and optional built-ins for added storage. A **main-floor bedroom** with a full bath is ideal for guests or multigenerational living. Sliding doors open to a **patio**, with the option to expand or cover it for year-round outdoor enjoyment.

Second Level

Upstairs, the private **primary suite** includes a generous **walk-in closet** and a spa-like **bathroom** with dual sinks and a walk-in shower. Two additional bedrooms each include walk-in closets and share a full bath. A spacious **loft** adds flexibility for a playroom, office, or lounge, while the conveniently located **laundry room** makes household routines easier.

Optional Finished Basement

The Rowling also offers the option to finish the basement, creating a **recreation room, two additional bedrooms**, and a full bath. This flexible space is perfect for a home gym, media room, or extended guest accommodations.

This home features an expanded patio, Chef's Delight Appliance Package, 42" upper cabinets, Macchiato cabinets, Miami White Quartz in kitchen, Desert Silver Quartz in master, Causal Comfort LVP on main, Oatmeal carpet, matte black door levers, black kitchen and bath faucets, 3x12 Naïve White kitchen backsplash, 3x6 white subway master shower, and alabaster walls.

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

~~Photos are from a completed home of the same floor plan; therefore finishes depicted may differ from those shown.~~
Please note that this is a conceptual rendering of the home and is not intended to represent the actual home. All finishes, materials, and colors are subject to change 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.