








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 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.

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

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

Plans and elevations are artist's renderings only, may vary slightly from actual construction, 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.