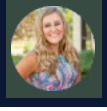
HARTFORD HOMES



Ask Kendall
Our New Home Consultant
(970)716-6088

6100 Gault Rd, Timnath, CO 80547

$651,695

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

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



The **Rowling** plan offers a spacious and thoughtfully designed layout with an open-concept main floor that blends style and functionality. The kitchen, dining, and great room flow seamlessly together, creating an ideal space for entertaining and everyday living. An expanded patio and 8-foot sliding patio doors extend the living area outdoors, while large windows throughout the home bring in abundant natural light.

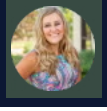
Upstairs, the home provides well-proportioned secondary bedrooms and a private primary suite designed for comfort and relaxation. The primary bathroom features an elevated, spa-like feel with a frameless, over-height glass shower enclosure, while additional bathrooms are finished with upgraded fixtures and thoughtful details. A **full unfinished basement** offers excellent storage and future expansion potential, and the **2-car garage** includes a keypad for added convenience.

This home is finished with Lancaster shaker-style maple cabinetry in a painted Macchiato finish, 42-inch kitchen uppers, Miami White quartz countertops in the kitchen, and a full-height Naive 3x12 white tile backsplash. Flooring includes Casual Comfort luxury vinyl plank in the main living areas and Shaw Fletcher Hall Level 2 carpet in Oatmeal in the bedrooms. Additional highlights include the Chef's Delight Appliance Package with gas range and double oven, matte black fixtures and door hardware, frameless glass primary shower, central A/C, active radon mitigation, and Alabaster interior wall color throughout.

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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Old Rowling First Level

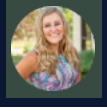
ROWLING - FIRST LEVEL



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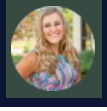
Old Rowling Second Level



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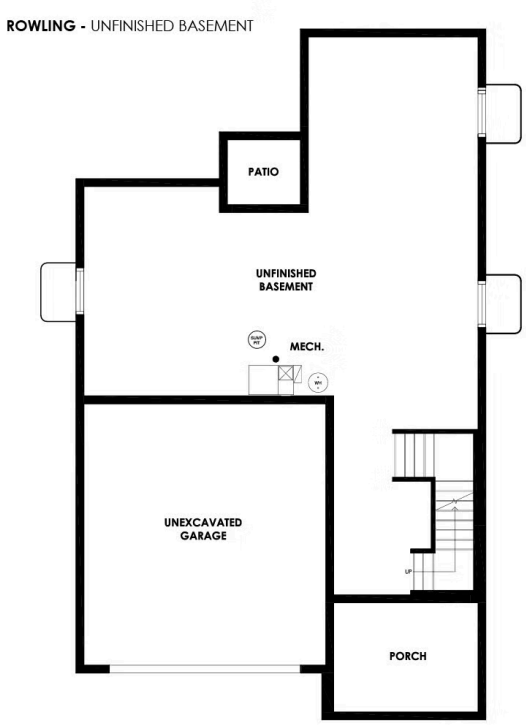
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Old Rowling Unfinished Basement



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