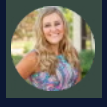
HARTFORD HOMES



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

6132 Gault Rd, Timnath, CO 80547

$674,970

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

2,586 Finished Sq Ft. | 4 Bedrooms | 3.0 Full Baths | 2.5 Car Garage | 2.0 Stories



The **Rowling** plan offers a spacious, thoughtfully designed layout with an open-concept kitchen, dining and great room ideal for everyday living and entertaining. An expanded patio with an **8' sliding patio door** extends the living space outdoors, while upgraded windows bring in abundant natural light. Upstairs, the private primary suite features a vaulted ceiling and bright bath with an added window.

This home includes a **full unfinished basement**, central air conditioning, an upgraded 8' entry door and a **3-car garage** with service door.

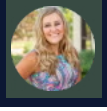
Interior finishes feature White Icing Lancaster shaker-style maple cabinetry with a contrasting Biscotti grand kitchen island, Desert Silver quartz kitchen countertops, and a Chef's Delight appliance package with gas range, double oven and built-in microwave. Marina luxury vinyl plank flooring pairs with Kindling carpet, while the kitchen features a full-height Naïve Anthracite 3x12 tile backsplash. Additional highlights include a traditional electric fireplace with Calacatta tile, black kitchen faucet, upgraded tiled baths and active radon mitigation. The interior is finished with Drift of Mist walls and Alabaster trim, while the Farmhouse exterior features Gauntlet Gray and Sealskin with an Endless Sea front door.

Photos are of a previously completed home. Actual finishes may vary.

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

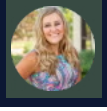
ROWLING - FIRST LEVEL



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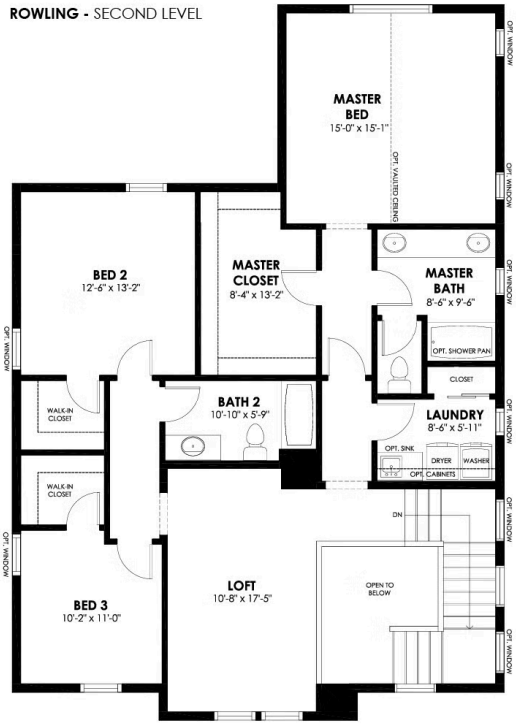
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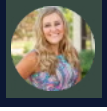
Old Rowling Second Level



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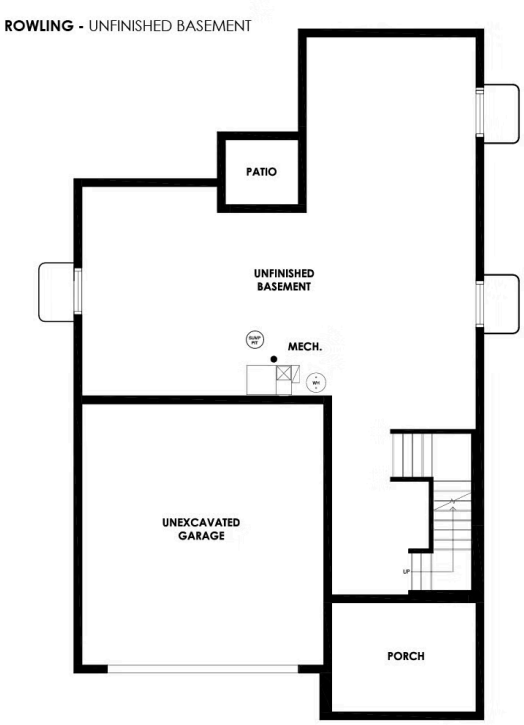
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Old Rowling Unfinished Basement



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