



Rowling

Community: Trailside Story Collection - Single Family Homes

Starting From
\$615,000

 2,586 - 3,673 Finished Sq Ft.  4 - 6 Bedrooms  3.5 - 4 Full Baths  2 Car Garage  2.0 Stories



ELEVATION 1



ELEVATION 2

The Rowling Plan

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

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

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.



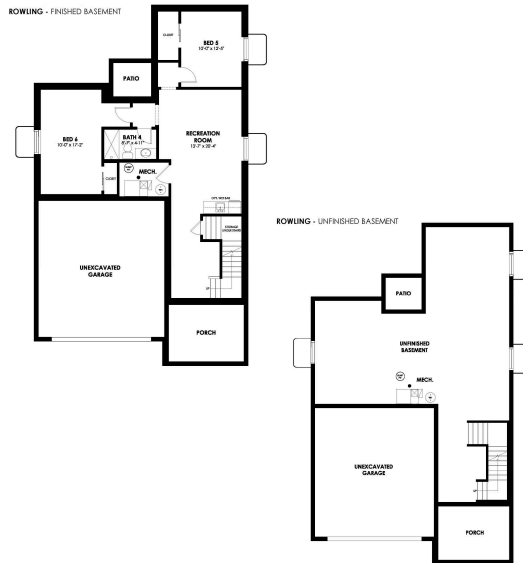
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Rowling Floor Plan



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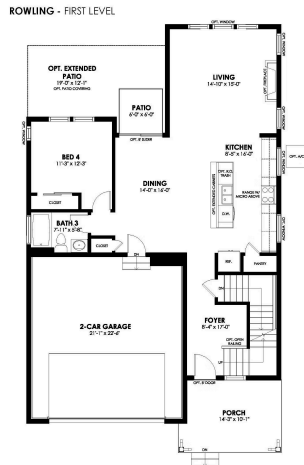
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