

**1110 Buttercup Ln**  
Fruita, CO 81521



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**\$410,000**

**2 Bedrooms | 2 Bathrooms | 1,367 Sqft**

Located in a charming 55+ community, this delightful duplex home is just waiting for you to make it your own! Picture this: a sweet, classic home just down the street from the subdivision clubhouse, and a short distance away from the park where you can enjoy a leisurely morning afternoon. Oh, and did we mention downtown Fruita is not far at all? Life here is all about easy living and convenience. As you approach, you're greeted by a lovely covered front porch - perfect for a nice sit, enjoying a beverage and waving hello to your neighbors. Inside, you'll find a cozy living room with wood laminate floors and ceilings that give the space a nice, open feel. It's perfect for relaxing or hosting family and friends, and the flow from the living room to the kitchen and dining area keeps conversation flowing smoothly while you whip up your favorite meal. Speaking of the kitchen, it's got everything you need - a pass-through window to the dining area for easy serving, nice appliances, and a large pantry for plenty of culinary storage. Just off to the side, there's a bonus bedroom with lots of natural light, a big walk-in closet, and a full bathroom nearby (perfect for guests or an office space!). Let's discuss the primary suite - this isn't just a bedroom, it's your own personal space! With loads of space and privacy, you'll never want to leave. The attached 4-piece bathroom has



**Dylan Warner**

Phone: (303) 956-8495

The Christi Reece Group

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