

2107 I 1/2 Rd
Grand Junction, CO 81505



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MLS# 20254009



\$1,300,000

4 Bedrooms | 4 Bathrooms | 3,072 Sqft

Get ready to fall in love with this Northwest Grand Junction home, where nearly five acres of fertile land open the door to endless possibilities. Whether your dream is a thriving farm, space for your outdoor toys, or simply room to breathe, this property delivers - with 5 shares of GVIC for irrigation ready to go. All around, you'll find sweeping views and that rare kind of peace and quiet you can actually hear. RV enthusiasts will be thrilled with ample parking, a dedicated RV dump, and a massive shop/garage that offers more storage and workspace than you'll know what to do with - all powered by owned solar. The landscaped yards offer shade, beauty, and the perfect setting to enjoy the Colorado outdoors. Step inside to a home that's been thoughtfully updated. Fresh flooring and carpet, fresh paint, and new windows throughout provide a crisp, inviting feel. The kitchen is a true heart of the home, with great appliances, granite tile countertops, generous prep space, a large island, and a pantry big enough to impress any home chef. The formal dining room flows easily for entertaining, while the bright living room offers built-in shelving, a wet bar, and a cozy gas log fireplace. The spacious primary suite is a private retreat with a four-piece en-suite featuring a jetted tub, dual-headed shower, and two walk-in closet. An additional main-level bedroom provides



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The Christi Reece Group

For full listing details, please scan:

