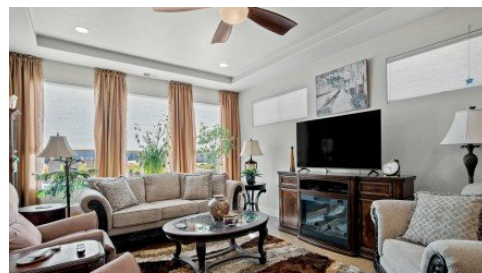


**395 Wind River Drive**  
Grand Junction, CO 81504



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**\$457,000**

**3 Bedrooms | 2 Bathrooms | 1,575 Sqft**

Located in the desirable River Walk subdivision, this upgraded patio home has great views of the loop lane park and is just a short stroll from the Riverfront Trail. Built in 2020, it offers 3 bedrooms, 2 bathrooms, and 1,575 square feet with an open-concept layout. There are upgrades throughout including engineered hickory hardwood floors, motorized front blinds, custom light fixtures, under cabinet lighting, glass pantry door, security screen on front door, ceiling fans in all bedrooms, and a screened-in patio. The kitchen shines with quartz countertops, stainless steel appliances, kitchen island, and a walk-in pantry. The spacious primary suite features a tiled walk-in shower, double vanity, and a large walk-in closet. The screened-in patio extends your living space outdoors, while the xeriscaped front yard and turf backyard make maintenance a breeze. A finished 2-car garage completes the home, and River Walk residents enjoy two neighborhood open spaces plus direct access to the Colorado Riverfront Trail.



**Eve Roberts**

Phone: (970) 812-1122

Your Grand Valley, LLC

For full listing details, please scan:

