

**502 Birchwood St**  
Fruita, CO 81521

THE  
**CHRISTI  
REECE**  
GROUP

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**MLS# 20254254**



**\$510,000**

**4 Bedrooms | 2 Bathrooms | 1,702 Sqft**

Welcome to 502 Birchwood Street in Fruita! Tucked into the inviting Hollow Creek neighborhood, this home has everything you've been looking for - and a few delightful surprises. From the moment you pull up, the curb appeal will catch your eye: a tidy stucco façade, neat landscaping, and a brand new roof that makes the whole place feel fresh and ready for you. And yes - step out front or back and you'll be rewarded with sweeping views of the Monument. Inside, the living is easy. The open-concept floor plan flows effortlessly, with a spacious living room designed for connection and comfort. Gather around the sleek electric fireplace for cozy evenings or movie nights, all while enjoying abundant natural light from the large windows. The kitchen is a star in its own right - a massive 14-foot peninsula bar anchors the space, offering plenty of room for entertaining, homework sessions, or just sipping your morning coffee. Warm wood laminate countertops and a stone-accented base create stylish character, while stainless steel appliances and crisp white cabinetry tie it all together with timeless charm. Retreat to the primary suite, where sunlight spills in and you'll find a roomy walk-in closet and en-suite bath ready to become your daily spa. Three additional bedrooms ensure there's room for everyone - plus they've all just been refreshed with new



**Loreta Silverio**  
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