

1231 Signal Rock Rd - 5.06 Acres Northwest, CO 81505

Sandstone Realty, LLC
2840 Mesa Avenue,
GJ, CO 81501,
Bonnie E. Walker
Broker/Owner

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MLS# 20260950



\$1,150,000

3 Bedrooms | 3 Bathrooms | 2,632 Sqft

LOCATED ON A NO-THROUGH ROAD in a walkable rural neighborhood this lovingly cared for, custom-built ranch home in northwest Grand Junction. All around, you'll find expansive views & a special kind of peace & quiet. This one-of-a-kind gem optimizes space & flow with excellent design for an indoor/outdoor feel. A RARE FIND, it includes a spacious in-law suite (internal ADU) with private entrance, kitchen, & bath, offering flexible use for multigenerational living, guest house, or hobby studio. Thoughtfully updated, it has an inviting open concept that glows with natural light, split-bedroom floor plan & vaulted ceilings. The kitchen, with a refresh update (2024), has all new appliances & cabinetry that blends elements of the contemporary with a farmhouse aesthetic exuding warmth & authenticity. The large primary suite is a private retreat with a bonus sunroom that provides non-stop sweeping views perfect for a "Zoom room" office, gym or library (160sf not included in overall), French doors & a luxurious five-piece en-suite. Plus, low energy & insurance costs, low maintenance wood laminate floors & a newer roof (2022)! Step outside to enjoy the 5.06 irrigated, hay-producing acres of sprawling Colorado landscape (local farmer does majority of work). The landscaped grounds offer privacy, mature shade trees & xeriscaping (graveled



Bonnie Walker
Phone: (970) 201-4050
Sandstone Realty

For full listing details, please scan:

