

**2398 Ridge Circle Dr Unit A - 2 car garage**  
Grand Junction, CO 81507



**Real Colorado Properties**

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MLS# 7164534



**\$674,000**

**3 Bedrooms | 2.5 Bathrooms | 1,870 Sqft**

New construction townhome in Velo Ridge Villas offering modern design, low-maintenance living, and short-term rental potential in a prime Grand Junction location. This 3-bedroom, 2.5-bath home features approximately 1,700 sq ft of open-concept living space with durable, waterproof LVP flooring and quartz countertops throughout. The spacious primary suite includes a walk-in closet, soaking tub, and separate shower. Energy-efficient features include a high-performance electric heat pump and mini-split system. ICF construction between units provides enhanced sound insulation and long-term efficiency. A standout feature is the 900 sq ft rooftop patio with porcelain pavers and expansive views, along with a third-floor indoor kitchenette with under-counter refrigerator and workspace ideal for guests, entertaining, or flexible use. HOA-maintained exterior and landscaping support a true lock-and-leave lifestyle, and short-term rentals are permitted per HOA guidelines, offering flexibility for personal use or income generation. Conveniently located near Redlands Mesa Golf Course, Lunch Loops, the Colorado National Monument, and shopping and dining.



**Valerie Siler**

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