

256 Sargent Cir
Fruita, CO 81521



COLDWELL BANKER
DISTINCTIVE
PROPERTIES

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MLS# 20261712



\$410,000

4 Bedrooms | 2 Bathrooms | 1,663 Sqft

LOCATION, location, LOCATION with COLOSSAL-SIZE RV PARKING!!! This 4 bedroom 2-story home is situated on a gorgeous corner lot backing open space and walking trails! And it's located across the street from an adorable park and Monument VIEWS galore! The 47x15 ft RV PARKING can fit your giant 5th-wheel, boat storage, you name it! The house has 18-ft VAULTED CEILINGS in the living room, cozy gas stove for ultimate ambiance (or to heat the house), Main Level Primary Bedroom Suite w/remodeled step-in shower w/intricate tile work. Upstairs are three more spacious bedrooms w/360-degree MOUNTAIN VIEWS and another remodeled bathroom! Stairwell looks like it jumped out of a movie scene for date night. House faces South, and so snow melts quickly from the driveway and walk-up, and the backyard faces North for comfortable BBQ's and outdoor parties in Summer. Relax w/your coffee in the morning on the front patio or w/a glass of wine on the back patio. This house is in the Attendance Area some of the most sought-after schools in the school district, as evidenced by School of Choice Applications. Close to festivals, shopping, restaurants, you name it! Walking trails & parks are literally RIGHT THERE, and not far from some of the best mountain-biking in the world! The NEW ROOF will make your home insurance costs nice and low.



Cindy Ficklin

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Coldwell Banker Distinctive Properties

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