

**2209 Hatton Place**  
Montrose, CO 81401



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MLS# 20262092



**\$1,390,000**

**7 Bedrooms | 5 Bathrooms | 7,266 Sqft**

Some properties make a quiet case for themselves - and this one in Montrose's Southview neighborhood makes it convincingly. Sitting on 1.5 acres at the end of a cul-de-sac with views stretching out in every direction, this 2021-built, ICF construction, 7,266 square foot ranch is designed for living large while keeping everyone close - a genuinely well-thought-out multigenerational property with fully equipped separate living spaces and room for every season of life. Step inside and the composite wood floors and vaulted ceilings set a warm, quality tone immediately. The living room is anchored by a two-way gas fireplace - equally at home facing the living space or the breakfast nook beyond, creating a natural flow between the two. The kitchen is practical and characterful with butcher block counters, a large butler's pantry, and counter seating. A dedicated office with deck access gives working from home an unexpectedly pleasant backdrop, and the formal dining room handles the larger gatherings with ease. The primary suite is well-proportioned with a five-piece en-suite that includes a jetted tub, walk-in shower, and walk-in closet. Two additional main-level bedrooms share a pass-through bathroom - a smart layout that gives everyone their own space without anyone feeling shortchanged. A loft sits just past the laundry, adding



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For full listing details, please scan:

