

256 Clements Way
Fruita, CO 81521



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MLS# 20263335



\$330,000

3 Bedrooms | 2 Bathrooms | 1,248 Sqft

Welcome home to this beautifully cared-for 2021 home, perfectly situated on its own owned lot in the heart of Fruita. Offering 3 bedrooms, 2 bathrooms, and 1,248 square feet of thoughtfully designed living space, this move-in-ready home combines modern comfort with valuable upgrades that make everyday living easy. Step inside to an inviting open floor plan featuring durable luxury vinyl plank flooring throughout the main living areas, cozy carpet in the bedrooms, and abundant natural light. The spacious kitchen offers plenty of cupboard space and flows seamlessly into the dining and living areas, making it perfect for entertaining or simply enjoying time with family. Just off the kitchen, you'll find a convenient laundry room with additional storage. The primary suite is a peaceful retreat with a walk-in closet and an easy-access walk-in shower. This home has been lovingly maintained and thoughtfully upgraded with a brand-new high-impact roof installed in June 2025 with a transferable warranty, owned solar to help reduce utility costs, a reverse osmosis water filtration system, central air conditioning, and forced-air heating. All kitchen and laundry appliances are included, and select furnishings will remain, making your move even easier. Outside, you'll discover a charming backyard designed for both relaxation and productivity. Enjoy



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