

822 Adams Dr
Fruita, CO 81521



Powered by **westerncolorado.realestate**

MLS# 20263406



\$572,900

3 Bedrooms | 3 Bathrooms | 1,679 Sqft

Most people buy new construction and spend the next year adding everything the builder left out. 822 Adams Drive already has it — window coverings, established landscaping, vinyl fencing, an RV pad with dedicated electrical hookup, and Colorado National Monument views out back. Built just a few years ago, but nothing like buying new. Garden Estates is one of Fruita's newer neighborhoods, and this one sits well within it — close to the riverfront trail, minutes from the Monument's west entrance, and right down the road from a summer lineup that includes the rodeo on Friday nights. The Fruita lifestyle is genuinely right outside the door here, and the home itself is set up to make the most of it. Step inside and the warmth hits immediately. Vaulted ceilings, LVP flooring, and a large open living space anchored by a kitchen that does everything right — granite countertops, gas range, built-in microwave, a center island with counter seating, and a pantry. The layout is open and easy, with the dining space flowing naturally alongside it. Three bedrooms, three bathrooms, and a floor plan that feels thoughtfully arranged rather than just efficient. The primary suite is the right size — generously proportioned with a walk-in closet and a five-piece en-suite that includes a soaking tub and walk-in shower finished in large-format tile. Two additional bedrooms



Lindsey & Doug Yochem

Phone: (970) 666-0966

The Christi Reece Group

For full listing details, please scan:

