

1454 19 Rd
Fruita, CO 81521



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MLS# 20264141



\$999,900

5 Bedrooms | 4 Bathrooms | 3,344 Sqft

Welcome to 1454 19 Road in Fruita - 5.5 acres, a pool outback, and the closest thing to traffic noise is the wind. The land does a lot of the talking here. Irrigated acreage, a big yard, and enough open sky to make the daily grind feel a little further away. Horses property possibilities, and the groundwork for a small hobby setup is already here - a chicken coop and a treehouse tucked into the property, along with RV parking for the toys. Mature trees and full landscaping give the place an established feel that newer builds just don't have yet. Step inside and the foyer sets the tone - open, welcoming, a good first impression before you've even reached the main living space. The living room follows with a gas fireplace and plenty of room to settle in for the evening. Hardwood floors carry through the living space and natural light finds its way into every corner. The kitchen holds its own - quality appliances, generous counter seating, and a large island built for real use, whether that's morning coffee or a full dinner prep. The primary suite is tucked away on the main floor, with a large walk-in closet and a 3/4 en-suite bath. Upstairs: four bedrooms in total, an additional living area, and an entertainment room that becomes whatever the next chapter needs — a sixth bedroom, an office, a studio, whatever fits. Two pass-through bathrooms serve the upper level well. Outside is



Leah Mast

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The Christi Reece Group

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