

201 S Bookcliff Court
Fruita, CO 81521



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MLS# 20263510



\$729,999

4 Bedrooms | 3 Bathrooms | 2,539 Sqft

Your Fruita oasis awaits at 201 S Bookcliff Ct! Time to beat the heat with this beautiful home that has a saltwater pool with a brand new liner and cover. Offering 4 bedrooms, 3 bathrooms, a large 3 car garage, and a bonus room that could work as a 5th non-confirming bedroom or office you'll have plenty of room to spread out with family and friends. Tucked away in Vista Valley this home offers so much with vaulted ceilings, large windows, granite countertops, a split floorplan, bonus room above the garage, and of course the amazing backyard entertaining for those summer nights. Home has been thoughtfully taken care of with a new roof in 2025, new flooring in multiple rooms since 2025, new water heater in 2024, and many others. Schedule your showing today and don't miss out on this beautiful home that's ready for summer fun! Use the seller's preferred lender and receive 1% credit toward closing costs. Contact Kurtis Murchison at Fidelity Mortgage for more info.,



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