

**340 Epps Dr**  
Grand Junction, CO 81501



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**MLS# 20264732**



**\$365,000**

**3 Bedrooms | 2 Bathrooms | 1,640 Sqft**

Some properties are about the house. This one's about everything around it, too - a fully updated home on a corner lot in Grand Junction, paired with a four-car garage that's basically its own second property. Fifty-two by twenty-six, four cars deep, with a real workshop built into it and a stove so it's still usable in the dead of winter. That's not something you find very often, and it's the kind of space that changes what a property can actually do for you. The house itself is just as ready to go. Inside, it's already been updated - new kitchen countertops and cabinets, new flooring throughout, fresh interior and exterior paint, a new bathroom vanity, and a newer dishwasher and range hood in the kitchen. Even the primary bathtub's been redone. So there's no list waiting on you the first weekend, which is a nice thing to be able to say about a place this size. There's a classic feel to the living space, with wood accents and a woodburning fireplace that give the living room some real warmth and character. The kitchen includes a pantry and plenty of room to move. Outside, the landscaping is new too, not something you inherit and fix. It's a genuinely beautiful yard, with mature trees giving it some real depth already. And with a new roof overhead, that's one more thing you don't have to think about for a good long while. Location rounds it out nicely. You're close



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The Christi Reece Group

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