

444 Pear Ln
Grand Junction, CO 81504



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MLS# 20264871



\$319,000

3 Bedrooms | 2 Bathrooms | 1,121 Sqft

If you don't want a project, this house is going to make a lot of sense. This is one of those homes where you can pretty much move in and leave the toolbox packed - and at 444 Pear Lane, that's exactly the point. The first thing you notice walking through this house is that it's been taken care of. You're not immediately making a list of things you need to fix or update, and that's a pretty good feeling to have on a first walk-through. Built in 2008 and sitting on a corner lot at the end of a quiet cul-de-sac in Pear Park Place, this three-bedroom, two-bath ranch keeps everything on one level and keeps it simple. The main space has an easy, open flow, with the living room, dining area, and kitchen all connected so you're never cut off from what's going on. The kitchen has plenty of room to work, and the whole area feels comfortable whether it's just a regular weeknight or you've got people over. The bedrooms sit off on their own, which gives them a nice private feel away from the main living space. The primary has its own full bath, and the two additional bedrooms share a second full bath down the hall - a good setup for family, guests, or a home office. Outside, they've already xeriscaped the front yard, so you're not dealing with a bunch of mowing, watering, and maintenance every weekend. There's an open patio out back, and from there you get views of the



Leah Mast

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The Christi Reece Group

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