

256 Clements Way
Fruita, CO 81521



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MLS# 20263335



\$318,000

3 Bedrooms | 2 Bathrooms | 1,248 Sqft

Welcome home to this well-maintained 2021 home in the heart of Fruita, situated on its own owned lot! Offering 3 bedrooms, 2 bathrooms, and 1,248 square feet, this move-in-ready home combines modern comfort with energy-efficient upgrades. The open floor plan features durable LVP flooring, cozy carpeted bedrooms, and plenty of natural light. The spacious kitchen offers ample cabinet space and flows into the dining and living areas, with a convenient laundry room just off the kitchen. The primary suite includes a walk-in closet and an easy-access walk-in shower. Enjoy added value and potential utility savings with owned solar and a high-impact roof installed in June 2025, complete with a transferable warranty. Additional features include central air, forced-air heating, a reverse osmosis water filtration system, and all kitchen and laundry appliances. Select furnishings are also included for added convenience. Outside, enjoy a charming backyard with an established garden, a peaceful pond, a two-person hot-tub and an electric-equipped storage shed. A paved three-car driveway and wheelchair-accessible front ramp add even more convenience. With energy-efficient upgrades, modern features, and a welcoming feel, this Fruita home is ready for you to move in and make it your own!



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