

3022 N Moorland Cir
Grand Junction, CO 81504



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MLS# 20265217



\$365,000

3 Bedrooms | 2 Bathrooms | 1,388 Sqft

Some houses need a lot of imagination. This one mostly just needs you. Sitting on a quiet circle in Highline Estates, this 1995 ranch has great bones and a northeast Grand Junction location that keeps things peaceful at home without putting you out of reach of everything else. Everything's on one level here, with three bedrooms, two baths, and 1,388 square feet laid out in a way that just makes sense. Vaulted ceilings open up the living room, and the window brings in plenty of light along with a view worth pausing for, the kind you'll catch yourself looking out at with your morning coffee. From there, the living room flows right into the dining area and kitchen, so the main space feels connected and easy to move through. The kitchen is built around an island with counter seating, which is where everybody ends up gathering anyway, so you might as well have a good spot for it. Central air keeps the summers comfortable, and a roomy laundry room off the main living space gives you more elbow room than most. The primary bedroom is a nice surprise, too: genuinely large, with a walk-in closet and its own bath with a walk-in shower. The two additional bedrooms are well sized and share the second bath, so there's room for family, guests, or a home office. Now, the backyard has a lot to offer. Mature trees bring shade and a settled feel, a picket fence



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