This home belongs to the clubhouse and pool just blocks away & comes with a First American 1-year home warranty.

DARLING RANCH 6304 Spring Valley Rd. | Timnath, CO 80547









Chrissy Barker

AUTHENTIC. HOME. CONNECTION. BALANCE



Chrissy Barker

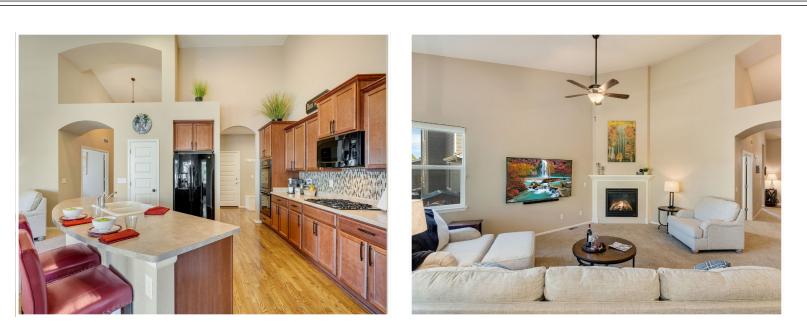
REALTOR® Cell: (303) 704-0476 | Office: (970) 226-3990 chrissybarker@gmail.com www.chrissybarker.com

4703-A Boardwalk Dr. | Fort Collins, CO 80525

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RE/MAX Alliance



4 BEDS | 4 BATHS | 3,535 SQ. FT.

FEATURES

Style: Construction: Total Square Feet: Fin. Square Feet: Lot Size: Year Built: Heating: Cooling:

Roof: Subdivision: Taxes: HOA: Metro Tax District:

High School:

1 Story/Ranch Wood Frame, Stone 3,535 Total SqFt 3,413 Fin. Sq Ft 6,600 Lot Size 2012 Forced Air Central A/C, Ceiling Fan Composition **Timnath Ranch** \$4,043 / 2020

Elementary School: Bethke Middle School: Preston Fossil Ridge

Primary Bedroom	16	Х	13
Bedroom 2	19	Х	14
Bedroom 3	17	Х	12
Bedroom 4	12	Х	11
Dining room	11	Х	11
Living room	19	Х	15
Kitchen	17	Х	14
Laundry	08	Х	06
Family Room	18	Х	18
Kitchenette	15	Х	11
Office/Study	11	Х	10

and and the

Iotal SF: 3535 Total Finished SF: 3413 Main Level SF: 1775 Finished w/o Basement SF: 1775 Total Basement: 1761 Finished Basement: 93% Storag (Concreti 8x7.5 Bedroom (Carpet) 18.5x13.5 (Carpet) 15.5x12.5 Living Room (Carpet) 18.5x15 Maii Family Roor 774.5 sf Bedroom (Carpet) 17x11.5 Office (Carpet) 10.5x10 $\overline{\mathbf{O}}$ "OIE Total BSMT 1760.6 sf GD 2 Car ached Garag 410 sf 20x19 Finished BSMT 1638.3 sf Unfinished BSMT 122.3 sf



Welcome to Timnath Ranch! This darling ranch home has 4 bedrooms, office, 4 bathrooms and a NEW finished basement! You will love having both your master bedroom on the main floor as well as the laundry room. This home features vaulted ceilings, an open floor plan, and a large kitchen (great for entertaining). The kitchen includes a huge island, double ovens, gas cooktop, pantry, vaulted ceilings, and hardwood flooring. Home upgrades include beautiful 5 panel doors, new matte black door knobs, new light fixtures, 2 fireplaces, numerous ceiling fans, archways, Hunter Douglas blinds and a stunning finished basement. The basement will WOW you with a beautiful walk-up bar, family room, 2 bedrooms, an "on trend" bathroom and extra storage.



