

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



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



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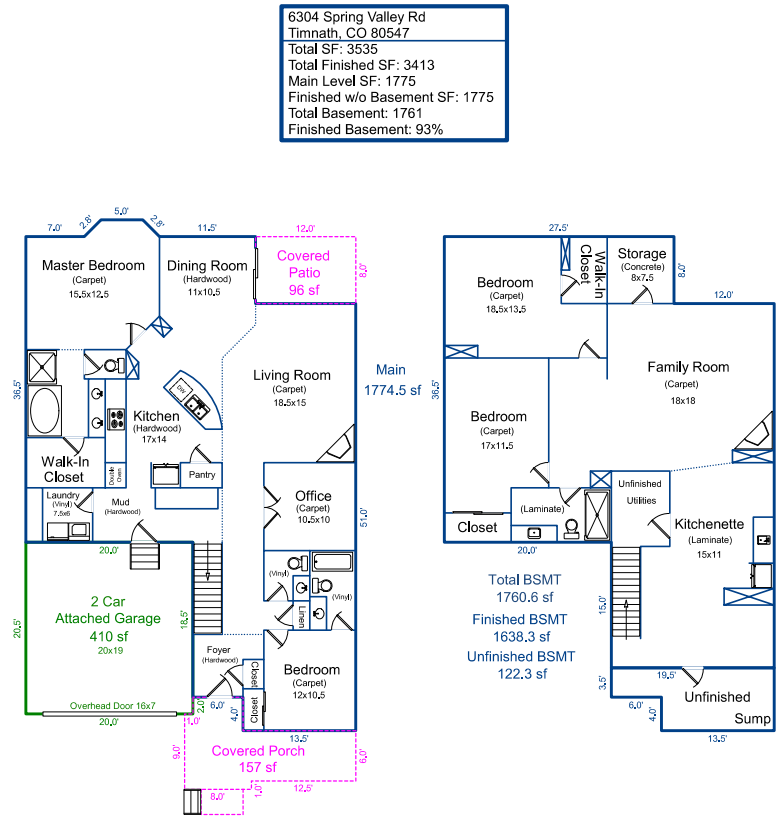
# FEATURES

Style: 1 Story/Ranch  
Construction: Wood Frame, Stone  
Total Square Feet: 3,535 Total SqFt  
Fin. Square Feet: 3,413 Fin. Sq Ft  
Lot Size: 6,600 Lot Size  
Year Built: 2012  
Heating: Forced Air  
Cooling: Central A/C,  
Ceiling Fan

Roof: Composition  
Subdivision: Timnath Ranch  
Taxes: \$4,043 / 2020  
HOA:  
Metro Tax District:

Elementary School: Bethke  
Middle School: Preston  
High School: Fossil Ridge

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



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.