



THIS HOME COULD BE YOURS!

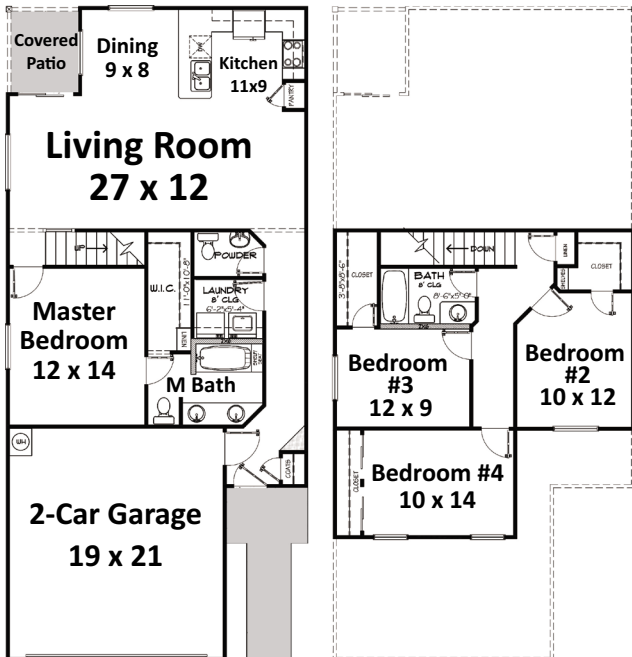
**READY TO CLOSE IN  
MID NOVEMBER**



## 401 KALLEN CT UNIT A - 2 STORY

**1,636 SQ FT | OPEN CONCEPT  
4 BEDROOM / 2.5 BATHS  
2 CAR GARAGE**

This floorplan features 4 bedrooms, or 3 with a bonus room over the garage, and 2.5 bathrooms. The living room has a vaulted ceiling and an open concept living, dining and kitchen area. The master is conveniently located on the main level and utilizes the space under the stairs for additional room in the master walk-in closet. The bedrooms upstairs feature oversized or walk-in closets and are generous in size.



**FOR SALE  
\$364,900**



**970-210-5190** Teresa Rens, Realtor



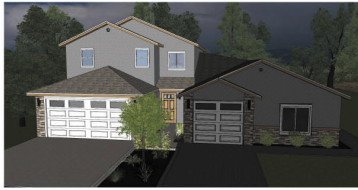
**Real Colorado  
Properties**

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**MLS# 20215302      Status A      List Price \$364,900      401 Kallen Court      Grand Junction      81504**



<b>Style</b>	2 Story	<b>Unit #</b>	A
<b># Bedrooms</b>	4	<b>Area</b>	SE GrndJct
<b># Baths</b>	3	<b>Subdivision</b>	West Branch
<b>Bath Description</b>	2 Full, 1 Half	<b>Elem School</b>	Pear Park
<b>Year Built</b>	2021	<b>Middle School</b>	East
<b>Year Remodeled</b>		<b>High School</b>	Grand Jct
<b>Total Apx SqFt</b>	1636	<b>Taxes</b>	90.00
<b>Garage Capacity</b>	2	<b>Tax Year</b>	2021
<b>Garage Type</b>	Attached Garage	<b>Parcel #</b>	2943-174-58-042
<b>Garage Dim</b>	19' x 20'8"	<b>Lot Size</b>	A: 0-0.24
<b>Aprox Irrig Acres</b>		<b>Lot Dimensions</b>	33 x 90
<b>Total Acres</b>	0.07	<b>Lot Size Source</b>	G
<b>Irrig District</b>		<b>Lot Description</b>	0' - 75' Frontage, Corner
<b>Irrig Water</b>	N	<b>Fronts</b>	E
<b>Irrig Description</b>		<b>Elevation</b>	4,580
<b>Current Use</b>	Residential	<b>Zoning</b>	RSF

**CIC** Yes      **Dues** 100.00      **Frequency** Annually      **Web Address**  
**CIC Includes** Common Area Maintenance      **Special Asmnt** Unkn      **Spec Asmnt Desc** n/a  
**Association Amenities** None

Room	Leve	Apx Size	Conforming	Room	Leve	Apx Size	Eating Spc	Frml/Cmbo	Location
Master Bdrm	M	12' x 14'	Y	Kitchen	M	11' x 9'	Yes		
Bedrm 2	U	10' x 12'	Y	Dining Room	M	8' x 8'		Combo	
Bedrm 3	U	12 x 8'10"	Y	Laundry Room	M	6' x 5'			Mud Room
Bedrm 4	U	9'6" x 13'6"	Y	Living Room	M	26' x 12'			
Bedrm 5				Family Room	N	0			

**Bathroom(s) Lvl** M-Main Level, U-Upper Level  
**Upper SqFt** 605      **Main SqFt** 1031      **Lower SqFt** 0      **Unfin Bsmt SqFt** 0      **Fin Bsmt SqFt** 0

**Interior Features** Ceiling Fan(s), Garage Door Opener, Vaulted      **Fireplace** None  
**Exterior Features** None  
**Landscaping** Landscaped Front      **Patio/Deck** Patio-Open  
**Fence** Privacy, Vinyl      **Street Desc/Access** City/Town, Paved  
**Energy Rated**      **Energy Rating**      **Energy Features** None  
**3 Phase** Unknown      **Appliances** Dishwasher, Garbage Disposal, Gas Range Oven, Microwave

<b>How Built</b>	Site Built	<b>Electric Company</b>	Xcel
<b>Construction</b>	Wood Frame	<b>Gas Co</b>	Xcel
<b>Exterior Siding</b>	Stucco, Cultured Stone	<b>Water</b>	City Water
<b>Roof</b>	Asphalt Composition	<b>Water Company</b>	Ute
<b>Bsmnt/Found</b>	Slab	<b>Sewer</b>	Sewer Installed
<b>Floor</b>	Carpet, Tile, Luxury Vinyl Planking	<b>Sewer Company</b>	City of GJ
<b>Heating Type</b>	Forced Air, Natural Gas	<b>Docs on File</b>	House Plans
<b>Cooling Type</b>	Refrigerated Central Air	<b>Access/Med Incl</b>	None

**Directions** From I-70 Business Loop, South to D Rd., West on D rd, Right on Brealynn Ct., Left on Trace St., Property is on the corner of Kallen Ct and Trace St.

**Public Remarks** Brand new townhome with 4 good sized bedrooms, 3 bathrooms and a 2 car garage! Pricing includes front landscaping and full fencing package. The master suite is on the main level with easy access to the laundry room. A powder bath is easily accessible from the open concept living, dining and kitchen area. Carpet, tile and luxury vinyl plank flooring. Estimated completion end of November, so act fast and you can be in your new home this year!



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