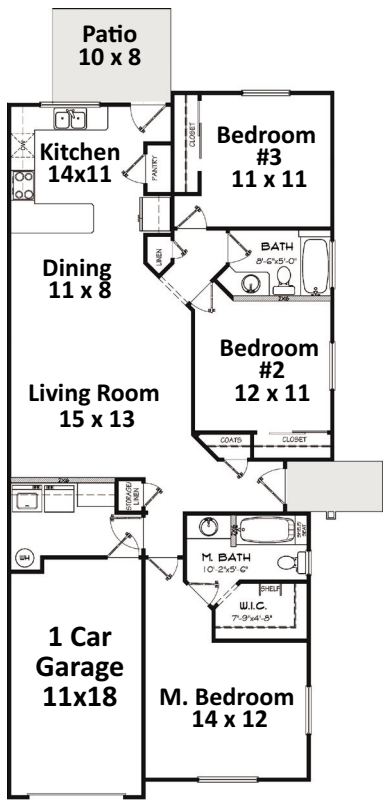




THIS HOME COULD BE YOURS!

**READY TO CLOSE IN  
MID NOVEMBER**

**ENERGY  
EFFICIENT  
LOTS OF  
UPGRADES**



**401 KELLAN CT  
UNIT B - RANCH**

**1,331 SQ FT | OPEN CONCEPT  
3 BEDROOM / 2 BATHS  
1 CAR GARAGE**

The Mocha plan offers convenient single living with 3 bedrooms and 2 full bathrooms, spacious laundry room and open concept living/dining/kitchen area all wrapped up in an efficient 1300 sq. ft. package. Lots of storage in the single car garage.

**FOR SALE  
\$329,900**



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



**Real Colorado  
Properties**

**New Beginning New Homes**  
536 31 1/2 Road • Grand Junction, Colorado

**MLS# 20215236      Status A      List Price \$329,900      401 Kallen Court      Grand Junction      81504**



<b>Style</b>	Ranch	<b>Unit #</b>	B
<b># Bedrooms</b>	3	<b>Area</b>	SE GrndJct
<b># Baths</b>	2	<b>Subdivision</b>	West Branch
<b>Bath Description</b>	2 Full	<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>	1331	<b>Taxes</b>	90.00
<b>Garage Capacity</b>	1	<b>Tax Year</b>	2021
<b>Garage Type</b>	Attached Garage	<b>Parcel #</b>	2943-174-58-043
<b>Garage Dim</b>	11' x 18'	<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
<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>	RES

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

Room	Leve	Apx Size	Conforming	Room	Leve	Apx Size	Eating Spc	Frml/Cmbo	Location
Master Bdrm	M	13'8" x 11'8"	Y	Kitchen	M	13'6" x 10'8"	Yes		
Bedrm 2	M	11'6" x 11'	Y	Dining Room	M	11'3" x 8'		Combo	
Bedrm 3	M	11' x 11'3"	Y	Laundry Room	M	8'x6'			Room
Bedrm 4				Living Room	M	15'4" x 12'8"			
Bedrm 5				Family Room	N	0			

**Bathroom(s) Lvl** M-Main Level  
**Upper SqFt** 0      **Main SqFt** 1331      **Lower SqFt** 0      **Unfin Bsmt SqFt** 0      **Fin Bsmt SqFt** 0

**Interior Features** Ceiling Fan(s), Garage Door Opener, Walk-In      **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** No      **Appliances** Dishwasher, Garbage Disposal, Gas Range Oven, Microwave Built-in, Washer Hookup, Dryer Hookup

<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, 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** Looking for affordable living in a brand new home? This new construction townhome built by New Beginnings New Homes offers 3 good sized bedrooms, 2 bathrooms, spacious laundry room and open concept living/dining/kitchen area all wrapped up in an efficient 1300+ sq ft package! This plan is called the Mocha, and it has been designed for easy living with no stairs and an attached single car garage! Nice finishes throughout with carpeted bedrooms and luxury vinyl plank flooring in the main living areas. Front landscaping and fencing is included! Estimated completion end of November, you can be moved in just in time for the holidays! The builder has several of these townhomes going up, but this is the only ranch style! So act fast and make this one your new home today!



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