

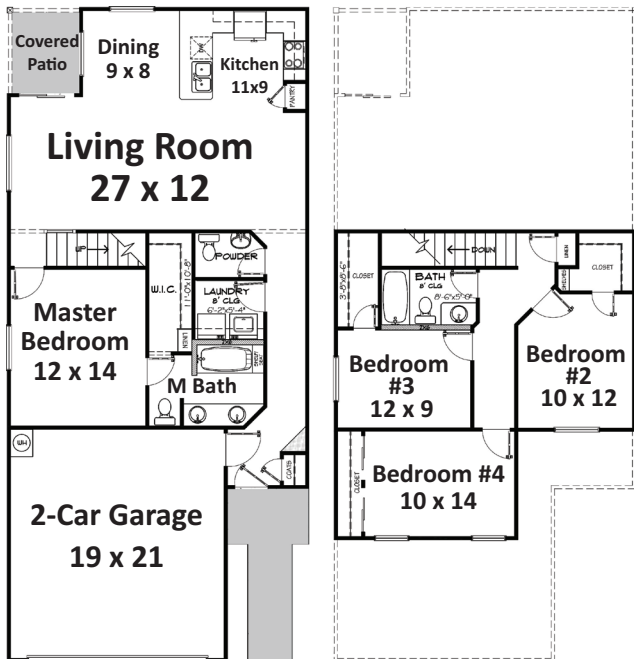


THIS HOME COULD BE YOURS!

**READY TO CLOSE IN
FEBRUARY 2022**



**ENERGY
EFFICIENT
LOTS OF
UPGRADES**



403 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**

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

www.NewBeginningsNewHomes.com

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



Style	2 Story	Unit #	A
# Bedrooms	4	Area	SE GrndJct
# Baths	3	Subdivision	West Branch
Bath Description	2 Full, 1 Half	Elem School	Pear Park
Year Built	2021	Middle School	East
Year Remodeled		High School	Grand Jct
Total Apx SqFt	1636	Taxes	90.00
Garage Capacity	2	Tax Year	2021
Garage Type	Attached Garage	Parcel #	2943-174-58-042
Garage Dim	19' x 20'8"	Lot #	A: 0-0.24
Aprox Irrig Acres		Lot Dimensions	33 x 90
Total Acres	0.07	Lot Size Source	G
Irrig District		Lot Description	0' - 75' Frontage, Corner
Irrig Water	N	Fronts	E
Irrig Description		Elevation	4,580
Current Use	Residential	Zoning	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	Patio/Deck	Patio-Open
Landscaping	Landscaped Front	Street Desc/Access	City/Town, Paved
Fence	Privacy, Vinyl	Energy Features	None
Energy Rated	Energy Rating	Appliances	Dishwasher, Garbage Disposal, Gas Range Oven, Microwave
3 Phase Unknown			

How Built	Site Built	Electric Company	Xcel
Construction	Wood Frame	Gas Co	Xcel
Exterior Siding	Stucco, Cultured Stone	Water	City Water
Roof	Asphalt Composition	Water Company	Ute
Bsmnt/Found	Slab	Sewer	Sewer Installed
Floor	Carpet, Tile, Luxury Vinyl Planking	Sewer Company	City of GJ
Heating Type	Forced Air, Natural Gas	Docs on File	House Plans
Cooling Type	Refrigerated Central Air	Access/Med Incl	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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