

Uptown **Cozy** Cottage Ambience

Blends **Perfectly** with Amazing Red Rock Views

- _ Oversized .40 Acre Parcel on Irrigation System with Variety of Fruit & Pine Trees
- _ Great Rm Concept Offers Walls of Windows Capturing Panoramic Red Rock & Mtn Vistas
- _ Custom Designed Wood Burning Red Rock Fireplace Accented w/Railway Beam Mantle
- _ Tile: Great Rm, Kitchen, Informal Dining Niche, Laundry Rm, Master Bdrm., Baths & Hallway
- _ 12' Ceilings w/Natural Wood & Exposed Beams in Great Room Create a Spacious Feeling
- _ Informal Dining Niche Provides Sliders to Oversized Flagstone Patio w/Dog Run & RR Views
- _ Adorable Kitchen w/Pine Cabinetry & Built-in Desk Area + Range/Oven, D/W & Ceiling Fan
- _ Double Sink with Brushed Nickel Price Pfister Faucet & Curved Track Lighting
- _ Laundry Rm w/Cabinets Opens into 2 Car Attached Extra Deep Garage for Storage w/Shelves
- _ Full Tiled Bath off Hallway for Guests w/Tub/Shower Combination, Skylight & Exhaust Fan
- _ Carpeted Guest Bedroom with Ceiling Fan off Hallway
- _ Master Bedroom with Closet & Ceiling Fan
- _ Master Bath: Custom Design Pattern in Tiled Tub/Shower Combination, Skylight Exhaust Fan
- _ Designer Brushed Nickel Delta Faucet & New Lights Over Sink with Tiled Counters
- _ Carpeted Guest Bedroom with Ceiling Fan
- _ Carpeted Office with Shelves Creates a Sense of Privacy & Quiet Space
- _ Pleated Shades Throughout Rooms
- _ 50 Gallon Electric Hot Water Heater Installed in 2007
- _ Trane Furnace with April Aire Humidifier
- _ Ceiling Fans Installed by Mountain High Electric in 2003
- _ Gravel Hot Mop Flat Roof Inspected & Repairs Made by Versatile Roofing in 2002
- _ Gutters Installed by Gutter Guys in 2004
- _ Backyard Offers Privacy + Oversized 488' Flagstone Patio for Outdoor Entertaining
- _ Convenient to a Variety of Restaurants, Galleries, Shops + Hiking & Biking Trails

Enjoy the **Fun** of Uptown Living

Affordably Priced
460 Schnebly Road