

38620 Hidden Springs Drive

HAYDEN, COLORADO

BREAKING GROUND ON OCTOBER 1st



TheGroup
REAL ESTATE



*Rendering for marketing purposes only

PROUDLY PRESENTED BY: Amy Williams
\$1,285,000 | MLS #S1053635

www.AmyJWilliams.com



Introducing the newest addition to West Routt's most exclusive address. Brought to you by JLJ Custom Homes, this offering includes 3,110 square feet, four bedrooms, two of which are en-suite, 3.5 baths, an open concept living room and kitchen with an island meant for enjoying family and guests. The attached, three-car garage, with an RV bay and a drive-through bay, accommodates toy storage and more.

Presiding over a five-acre lot in Hidden Springs, the home is complemented by an extensive trail system, open space, paved roads, community well and spectacular views, within minutes of Highway 40, downtown Hayden and the Yampa Valley Regional Airport. This is a value-priced, quality new home in an amenity-rich rural setting – let's make it yours!

**CONCEPTUAL
FRONT PERSPECTIVE**



Price | \$1,285,000

MLS # | S1053635

Bedrooms | 4 (2 en-suite)

Bathrooms | 3.5 (one full, one 3/4, one 1/2, one 5-point)

Total SQ FT | 3,110

Lot Size | 5 Acres

Parking | Oversized 3 Car, 1620 SF Garage
(one drive-thru bay, one 12' OH door bay)

**CONCEPTUAL
REAR
PERSPECTIVE**



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Finishes

EXTERIOR

- Hardy Siding, Board and Bat
- Metal Roofing

INTERIOR

- Knotty Alder Cabinets
- Granite Countertops
- Tiled Shower/Tub Surrounds
- Acid Stain, LVT or Laminate Wood Flooring
- Carpet in Bedrooms
- Hand Textured Drywall
- 8 Foot, Solid Core Doors
- Large Kitchen Pantry
- GE Black Stainless Steel Appliances (gas range top, double oven, refrigerator, microwave)
- Natural Gas, In-floor Heat with Side-arm, On-demand Hot Water Heater
- Air-conditioning
- Gas Fireplace

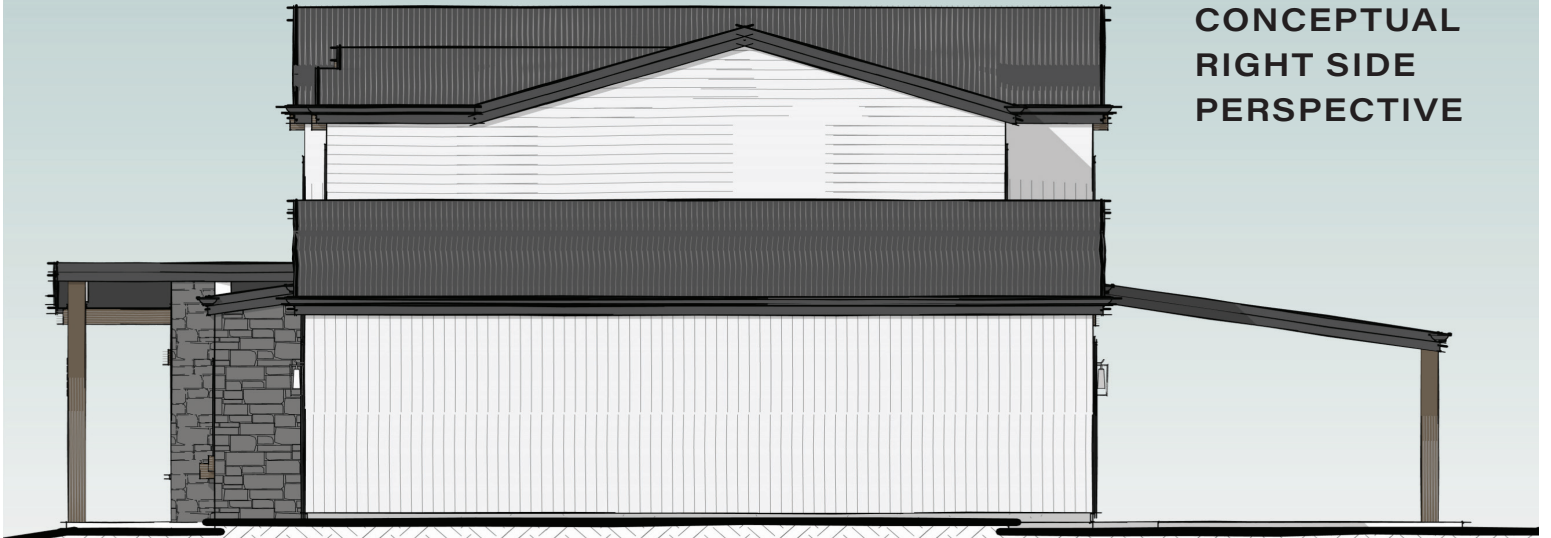


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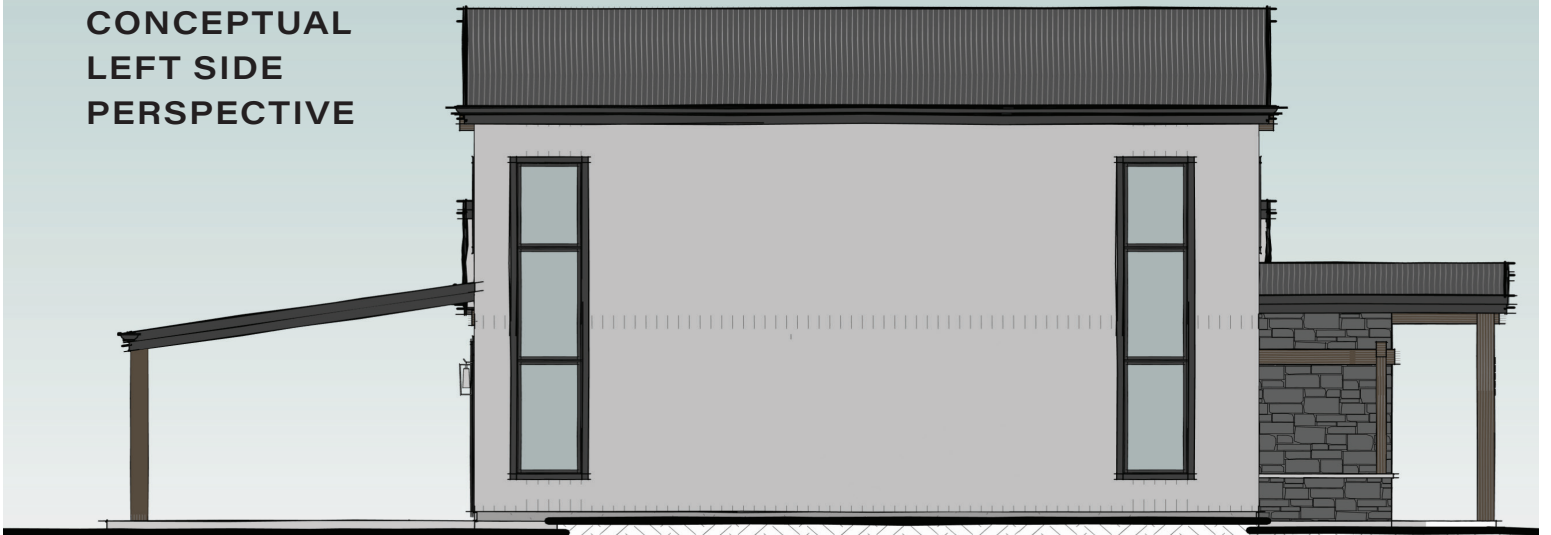
If under contract by November 15th semi-custom selections for paint, granite, cabinetry, light fixtures, flooring and trim are possible.

**CONCEPTUAL
RIGHT SIDE
PERSPECTIVE**



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**CONCEPTUAL
LEFT SIDE
PERSPECTIVE**



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Hayden Lifestyle Video



Property HOA Docs



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