



5092 McKinnon, Timnath, CO 80547

Community: Trailside Townhomes **Floor Plan:** Akin

\$498,570

1,620 Finished Sq Ft. 3 Bedrooms 2.5 Full Baths 2 Car Garage 2.0 Stories



This home qualifies for our current incentive options: a locked 30-year interest rate as low as 4.65% + \$5,000 off closing costs OR up to \$35,000 in flex cash - Call or text Kendall for more information: [970-716-6088](tel:970-716-6088). Buyer must contract by September 30th and close by December 2024.

LIMITED OPPORTUNITY: Your first year of HOA is on us, with the purchase of any Trailside Townhome - Call/Text Kendall for more information: [970-716-6088](tel:970-716-6088)

Enjoy the simplicity of a ranch with the comfort and convenience of a two-story home with the bright and spacious Akin plan. This unique main-floor master end unit features not one, but two outdoor living areas perfect for entertaining guests or simply kicking back and relaxing. **This home has a main floor master bedroom!**

This home will be finished with Home Chef gas range with microwave/vent combination, Canyon Bluff (stained) traditional cabinets with matte black pulls, Frost White (quartz) kitchen and Blanco Maple (quartz) bathroom countertops, Wild Dunes vinyl plank, Matte Black door levers, Matte Black (kitchen) and Brushed Nickel (bathroom) plumbing fixtures, 4x16 arctic white subway backslash, 12x24 Bone tile in Master Shower.

CALL 970-716-6088 TO SCHEDULE A 1 ON 1 APPOINTMENT

Photos are from a completed home of the same floor plan, therefore finishes depicted may differ from those outlined below. Plans and elevations are artist's renderings only. They may not accurately represent the actual condition of a home as constructed and may contain a typographical error which is not standard on all models. We reserve the right to make changes to these floor plans, specifications, and elevations without prior notice. Stated dimensions and square footage are approximate and should not be used as representation of the home's precise or actual size.



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All measurements are approximate and not guaranteed. Illustration provided for marketing and convenience only and is not part of a legally binding contract.

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