



PROPERTY FEATURES

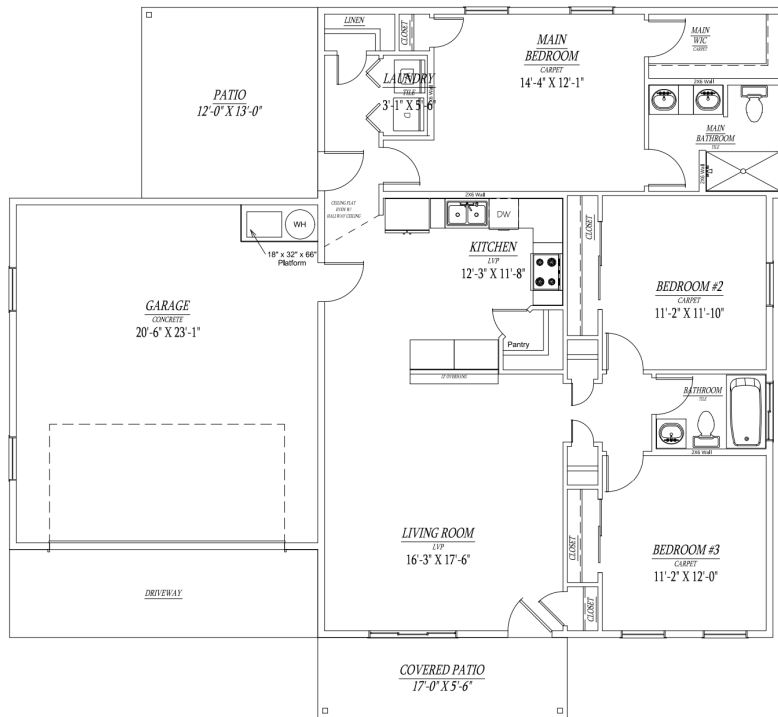
- Vaulted Ceilings
- Luxury Vinyl Plank Flooring
- Brushed Nickel or Oil Rubbed Bronze Hardware
- 12' vaulted ceiling (per plan)
- Skip Trowel Drywall Texture
- Stainless Steel Appliances
- Upgraded Cabinets
- Sheet Rocked and Taped Garage
- Low Maintenance Siding
- Xeriscape Landscaping (front)



River Trail is located in southeast Grand Junction off of D Road, East of 31 1/2 Road. Access to the Riverfront Trail, Clifton Nature Park, and Corn Lake within the James M. Robb Colorado River State Park. Easily bike to the Scenic Fruit & Wine Byway featuring wineries, tasting rooms, vineyards, orchards, farm stands, markets, event venues and more! Close to Schools, Shops, Dining, Services, Clifton Library, and wildlife areas.

River Trail is a community with covenants. HOA Dues \$150/year. Plans, specs, and pricing subject to change.

Arkansas Floor Plan



1,346 SF



3kW Solar



3 Bedrooms



2 Bathrooms



2-Car Garage

RIVER TRAIL ENERGY SAVING FEATURES

- 95% Efficient Furnace
- R-23 Wall Insulation
- R-49 Ceiling Insulation
- Double glazed Low-E Thermal Vinyl Windows
- 220 Garage Outlet for Electric Vehicle Charger
- 13 SEER Air Conditioner
- Programmable Thermostat
- Energy-Efficient Lighting
- ENERGY STAR Appliances
- 3kW Solar Power Package
- Air Purification System
- High-Efficiency Hot Water Heater

CALL DIANNE DINNEL
970-235-0902

