



PROPERTY FEATURES

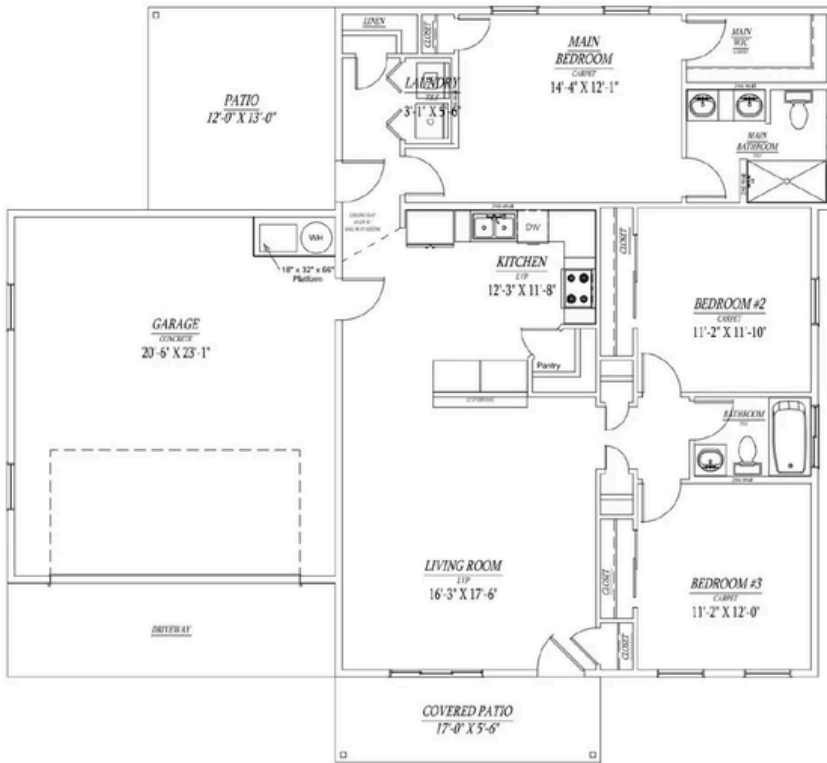
Vaulted Ceilings
Tile/Luxury Vinyl Plank Flooring
Brushed Nickel or
Oil Rubbed Bronze Hardware
12' vaulted ceiling (per plan)
Skip Trowel Drywall Texture
Stainless Steel Appliances
Upgraded Cabinets
Sheet Rocked and Taped Garage
Low Maintenance Siding
Xeriscape Landscaping (front)



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



Solar Power



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
- Solar Power Package
- Air Purification System
- High-Efficiency Hot Water Heater

CALL DIANNE DINNEL
970-235-0902

