

Beautiful, Low Maintenance, Green Home...

For Sale

541 Rim Dr

Year Built 2005

24/7 air purification system, Whole house water filtration system

Energy Star appliances throughout

4333 sq.ft. approx. (+ or – exterior measurements off of appraisal)

3739 finished sq. ft. Assessor's Office + (200 + sq. ft. unfinished storage area)

2x6 construction

2 phase 90% + fuel efficient heating cooling system

2 zone control 105 gallon electric water heater with programmable hot water return

Average monthly utility bill (gas & electric) \$180.00

Main Level:

KITCHEN Open & Spacious

GREAT ROOM 16x18

LAUNDRY ROOM 7x13

MASTER BEDROOM 14x36

GUEST BEDROOM/OFFICE/MOTHER IN-LAW ROOM 13x14

Lower Level Walkout:

ENTERTAINMENT Room 18x 31

BEDROOM 12x14

GOLF ROOM 14x15

BATHROOM 9x9

HOME THEATER 18x20

CARD ROOM 9x10

Call: 970-243-6327 or 970- 260-6914

541 Rim Dr.

Grand Junction, Co.

81507

Year Built 2005

Designed with Feng Shui - *in mind*

Built green. For those who suffer with allergies and are sensitive to toxins and chemicals. (low out gassing materials used, little or no formaldehyde used, formaldehyde free insulation, 0 based & low voc paint*Harmony Brand* utilized throughout, a few exceptions; faux walls and darker shades.

Whole house water filtration system by Maytag

24/7 air purification system by Greentek

Energy Star appliances throughout

Close proximity to River front trails, downtown Grand Junction, Mesa Mall, 24 Rd. corridor and I-70.

Schools: Scenic Elementary, Redlands Middle and Fruita Monument High School

4333 sq.ft. approx. (+ or – exterior measurements off of appraisal) 3739 finished sq. ft. Assessor's Office

2x6 construction

Stucco finish including soffit

Bold front pillars covered in rock and accented front exterior

Large 3 car finished garage

Unique and beautifully designed low maintenance landscaping with 9 valve auto sprinkler with drip system. Minimal water use and xeriscape in mind

Walk the trail on your trip up to the front door on a colored sidewalk amidst the rocks.

Custom solid 42" front door

Solid fir interior doors

Strategically placed skylights for natural light

Central vacuum with 2 kick pans and ultra accessory kit

Recessed lighting throughout

Entry way with custom designed rock wall highlighting

Selected wall faux accented painting throughout

2 phase 90% + fuel efficient heating cooling system

2 zone control 105 gallon electric water heater with programmable hot water return

Beautiful imported travertine, cork wood, varieties of tile and textures, birch hardwood, exotic cherry hardwood and carpet

Average monthly utility bill (gas & electric) \$180.00

Interior wood clad windows-top of the line

Roman shade window coverings and assorted theme based coverings for other rooms

Virtually non maintenance composite decks with powder coated metal railings

Custom designed outdoor putting green with fringe, rough and 3 holes, partially covered

KITCHEN

Size (large very open, entertaining area (that's where everyone hangs out anyway))

Stainless steel elite double oven

Microwave with browning

Raised dishwasher stainless steel inside and out (save your back)

Stainless steel refrigerator

Custom birch cabinetry

Triple threat stainless bowl sink with disposal

Travertine tile

Solid Café Azoul granite countertops

4x6 walk-in pantry

Solid granite (Café Azoul) custom designed island with seating

Picturesque sandstone eating island with internet hookup and remote controlled overhead fan light

2 sandstone desktops (one with drawer)

GREAT ROOM

- 16x18
- Sit back and relax here just off the kitchen, read a book, watch cable TV or listen to music
- Free floating soft cork wood flooring around a cutout of plush carpeting
- Faux painted wall
- Vaulted ceilings

LAUNDRY ROOM

7x13

18" raised platform for washer/dryer (save your back)

Deep wash laundry sink with spray

Built in birch cabinetry

Travertine tile

ENTRYWAY

9.5x11

Custom rock wall highlight with water fountain

Walk in coat closet

Picture frame opening

GUEST BATH

Free standing vanity with matching mirror

Linen storage

Custom designed shower tile with glass tile inlays

Ceramic tile floors

MASTER BEDROOM

14x36

Carpeted walk-in closet (11x11)

Reading/sitting room with desk, internet hookup, ceiling fan with light (10x 14.5)

Sleeping headquarters (11.5x13.5)

Cable TV hookup

Multi light and variable speed ceiling fan

Faux painted wall

Cork flooring

Private Master Deck (10.5x12) with views, log pole supports, powder coated metal railings, composite decking and storm/screen door access

MASTERBATH

10.5x11.5 + 3x5

His & Her separate Crème de Bordeaux solid granite raised vanities

Heated seated jetted tub

Walk in shower; 2 showerheads; body jet spray

Custom tile design around Jetted tub and in shower

GUEST BEDROOM/OFFICE/MOTHER IN-LAW ROOM

13x14

Built in kitchen cabinetry

Solid Café Azoul granite countertop with bar sink

Walk in closet

Cable TV & internet hookup

Now the lower level walkout:

ENTERTAINMENT MECCA

18x23.5 room for pool table or ping pong table

8x18 exercise area with equipment and workout grade flooring

Faux painted wall

Birch hardwood floor

Computer area with internet hookup (duh)

Drinking fountain (favorite amongst the kids)

92" triple locking Anderson door with glass

CARD ROOM

9x10

Faux painted wall

Special table lighting

MECHANICAL ROOM/STORAGE

9x18

Home of the 105 gallon water heater, cooling/heating system, Maytag whole house water filtration and Greentek air purification

Okay that's boring; lots of storage here though

GOLF ROOM

14x15-Your own indoor driving range

Sunken room to accommodate golf club swings

Driving net 14x14

Heavy duty Astroturf flooring

Custom designed golf hole backdrop (a must see) and unique painted walls

BEDROOM

12x14

6x8 large walk-in closet

Faux painted wall

Variable speed and lighted ceiling fan

BATHROOM

9x9

Tiled floor

Jetted tub with custom designed tile around

Walk-in shower with pebble flooring and tile inset

Marble topped raised vanity

Linen storage

HOME THEATER

18x20

100" top of the line movie screen

Step up platforms for theater style seating

Exotic cherry hardwood flooring with a carpet inlay

Theater style lighting under steps

Surround sound

Microwave popcorn here

Storage space behind

Cable TV, Gaming, Movies & Internet capabilities

Finished storage access under stairwell

DECKS (all decks are composite and have the powder coated metal railings)

Upper Deck

10x16 covered deck off kitchen

The barbeque area

Outdoor ceiling fan with adjustable lights and fan speeds

Cable TV hookup

MID DECK

14x20

The gathering place

LOWER DECK

11x11

A beautiful home with all the features and versatility needed for any family; functional for a multitude of family options. Low maintenance, close proximity to everything and a peaceful neighborhood. Make this your new home.

Location, Location, Location!