

**2102 S Broadway** Grand Junction, CO 81507



**\$ 1,189,000**

**MLS# 20184900**

**6 Bedrooms . 4 Bathrooms . 3,703 Sqft**

Located in a park like setting, this charming 3703sqft, six bedroom, four bath residence is surrounded by views of the Colorado National Monument, the Bookcliffs and beautiful pastures. Highlights include 13.04 deeded acres, a pond, ample water rights, pastures, gardens, lavender, corrals, several small out buildings, a detached three car garage and a solar power substation. The property is divided into two parcels and is zoned RFS-4 with an opportunity for development (4 homes per acre) if desired. The addition to the original log home was completed in 2006 and can easily accommodate an in-law living arraignment. The versatile floorplan is perfect for entertaining with a separate den, game room, second kitchen and private back deck for grilling. The home and acreage has been well maintained by the same family for over 40 years. A truly beautiful property.



**Courtney Tschanz**

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