

**1535 Balsam Court** Rifle, 81650



**\$ 349,900**

**MLS# 159094**

**3 Bedrooms . 2 Bathrooms . 2,318 Sqft**

Picture Perfect! This immaculate home captures pride of ownership both inside and out. From the beautiful front door you are greeted with rare cordason oak flooring, custom built mantle that frames the electric fireplace, beam accents in the living room, and spacious main level master with new modern flooring. The laundry room has ample storage and shelving. The wood staircase leads to 2 large bedrooms with dormers and a bonus room over the garage with built in counters. The corner lot offers side yard and a fenced backyard with built in gazebo on a low maintenance deck along with a newer custom built storage shed. An attached 2 car garage has a woodworking area or can be converted back to 2 parking bays - your choice!

Peach and apple trees, honeysuckle vines and fresh flowers!!



**Paige Haderlie**

PHONE  
**(970) 458-7288**

