



## **1940 County Road 240 #5**

### **Features & Finishes**

*“Spacious, Stylish and Move-In Ready – Five Minutes from Downtown Durango”*

### **HIGHLIGHTS**

3 Bedrooms | 2 Bathrooms | 2 Car Garage  
2021 Samsung Stainless Steel Appliances –  
Refrigerator, Dishwasher, Range Oven with Griddle & Microwave  
Gorgeous Granite Slab Countertops Throughout  
Sun-Filled Interior with Top Down / Bottom Up Blinds  
Convenience of City of Durango Water & Sewer  
Built-in Storage Cabinets in the Garage  
Includes Washer & Dryer and Chest Freezer in Garage  
Luxury Hot Tub with Cold-Weather Cover

### **INTERIOR FINISHES**

Spacious Primary Suite with a Cozy Sitting Area & Walk-In Closet  
Remodeled Primary Bath with Dual Vanity Bowl Sinks, Granite Slab  
Countertops, Newer Tile Shower + Shampoo Niche  
Vaulted Ceilings in Living Room & Dining Room  
Designer Lighting Fixtures - All on Dimmers for Custom Ambience  
Bedroom 2 is on the Main Level and En-Suite with Step-In Shower  
Breakfast Bar for Three  
Trane Forced Air Heating System

### **EXTERIOR FEATURES**

Hot Tub with Cold Weather Cover and Regularly Serviced  
Fully Fenced & Gated Yard  
Covered Front & Back Porches with Premium Trex Decking in Back  
Gutter Helmets in Place  
Mature Trees & Front Lawn HOA Maintained

## **RECENT UPGRADES & ENHANCEMENTS**

### **Major Remodel in 2021 Included:**

Fully upgraded kitchen and bathrooms  
New carpet in all bedrooms  
New tile in bathrooms and kitchen  
New LVT plank flooring in living room and hallway  
All new Samsung stainless steel kitchen appliances  
New recessed lighting with dimmers throughout  
Roof re-insulated for energy efficiency

Sale Preparations included Fresh Paint, New Landscaping Front & Back, a Professional Cleaning for the Home, Windows & Carpet

## **NEIGHBORHOOD AMENITIES & RESOURCES**

You'll find these neighborhood conveniences close by:

Bread Bakery  
Mountain Dough Baking Company  
Marathon "Huck Finn" Gas Station  
Pop Sushi  
Macho's Mexican  
Domino's Pizza  
Core Value Fitness Center  
Durango Fitness Club  
Botanical Concepts Garden Center  
Euphoria Salon  
Rose Duds  
Star Liquors