

# CUSTOM HOME FOR SALE

43 Monarch Crest Trail, Edgemont Highlands

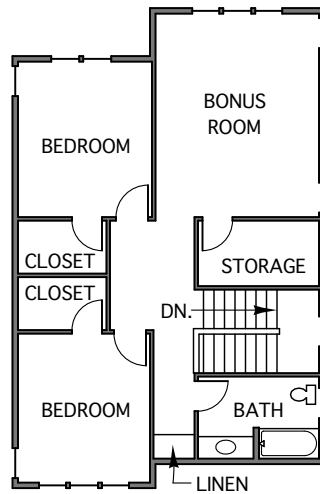


Brand new, architect designed 2773 square foot home aesthetically sited within a beautiful 1.16 acre parcel in one of Durango's most highly regarded subdivisions. Open living with a gourmet kitchen, highlights this quality built home enhanced with an alluring wrap-around deck. Amenities abound, not only with Edgemont Highlands' wonderful community of hiking trails, Florida River fishing and comfortable lodge, but high efficiency in-floor radiant heat, stone tile, granite kitchen counters, hardwood floors, green built quality and low maintenance exterior all are included in this intelligently designed house made for comfortable living.

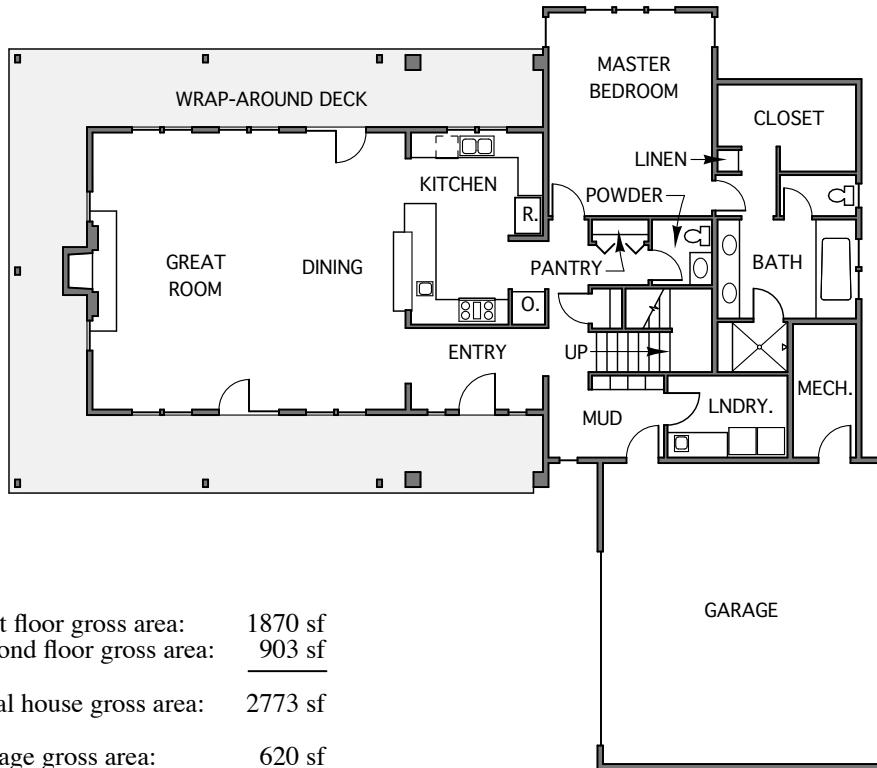
Great Room:	23'-0" x 26'-0" with vaulted wood ceiling, hardwood floors, gas fireplace with stone tile accents, windows on three sides and french door to deck
Dining Area:	Area included in Great room square footage, vaulted wood ceiling, hardwood floors, door to deck and open to kitchen
Kitchen:	11'-2" x 16'-0" with granite countertops, alder cabinets, GE stainless steel appliances (refrigerator, cooktop, hood/microwave, dishwasher, double oven), double bowl stainless steel sink, prep sink, overhead and under cabinet lighting, hardwood floors and over 6'-0" long raised eating bar.
Entry:	6'-9" x 11'-0" with alder & glass front door and hardwood floors
Mud Room:	6'-10" x 9'-7" with door to garage, tiled floor and storage cubbies
Laundry:	6'-10" x 10'-0" with tiled floor, 220v or natural gas dryer hook-up, base cabinet with sink and upper storage cabinets
Mechanical Room:	5'-3" x 11'-0" with 95% AFUE boiler and domestic hot water recirculation pump
Garage:	23'-0" x 25'-0" with custom cedar faced garage door, hot & cold hose bib and an option for a third car expansion
Master Bedroom:	13'-7" x 16'-11" with carpeted floor, ceiling fan, wall mounted reading lights, private entry and windows on three sides
Master Closet:	7'-2" x 11'-6" with carpeted floor and linen cabinet
Master Bath:	Approximately 11'-6" x 12'-8" with separate toilet room, stone tiled floor and counter, 4'-0" x 5'-8" stone tiled shower, two lavatories and soaking tub
Two upstairs Bedrooms:	11'-1" x 12'-10 each with adjoining walk-in closets and carpeted floors
Upstairs Bonus Room:	13'-6" x 16'-10" with carpeted floors, ceiling fan and adjoining 5'-5" x 10'-0" storage room
Upstairs Bath	6'-9" x 10'-0" tiled floor and counter, combination tub/shower and adjacent linen cabinet

**Asking Price \$749,000**

**For additional information please contact Kevin Reed @ 970-259-5974 or  
info@kevinreedarchitecture.com**



Second Floor Plan



Area: First floor gross area: 1870 sf  
 Second floor gross area: 903 sf  
 Total house gross area: 2773 sf  
 Garage gross area: 620 sf

First Floor Plan

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