

# 1296 Weller Street

TIMNATH, CO 80547



PRICE  
**\$900,983**

PLAN  
Plan 1

LOCATION  
Kitchel Lake at Serratoga Falls

FEATURES  
4 Bedrooms  
3 Ba, 1 Half Ba  
3,040 Sq. Ft.  
3 Car Garage

Homesite 1 at Kitchel Lake is a modern single-story home offering 3,040 finished square feet of living space with 4 bedrooms, 3.5 bathrooms and a walkout finished basement. This newly designed floorplan includes a gourmet kitchen with white cabinets, quartz countertops, walk-in pantry, large great room with tiled fireplace from floor to ceiling, and covered outdoor room. Backing to open space as well as an open tract on the side, this is where modern living and lifestyle come together with a professionally designed finish package including LVP woodlike flooring, a tankless water heater, air conditioning, extended 3-car garage and much more!



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## PLAN 1 - ELEVATIONS

3 – 5 Bedrooms • 2.5 – 3.5 Baths • 3-Car Garage  
Approx. 2,016 - 3,200 Finished Sq. Ft.



Elevation 1A - Modern Farmhouse



Elevation 1B - Modern Prairie



Elevation 1C - Modern Mountain

970.450.5504 | [KitchelLakeSales@trumarkco.com](mailto:KitchelLakeSales@trumarkco.com) | 1432 Alyssa Drive, Timnath, CO 80547 | [VIP-KITCHEL.COM](http://VIP-KITCHEL.COM)

TRUMARKHOMES

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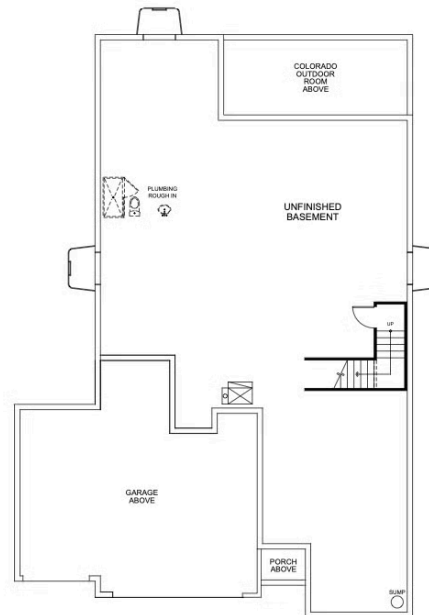


## PLAN 1

3 – 5 Bedrooms • 2.5 – 3.5 Baths • 3-Car Garage  
Approx. 2,016 - 3,200 Finished Sq. Ft.



FIRST FLOOR



BASEMENT

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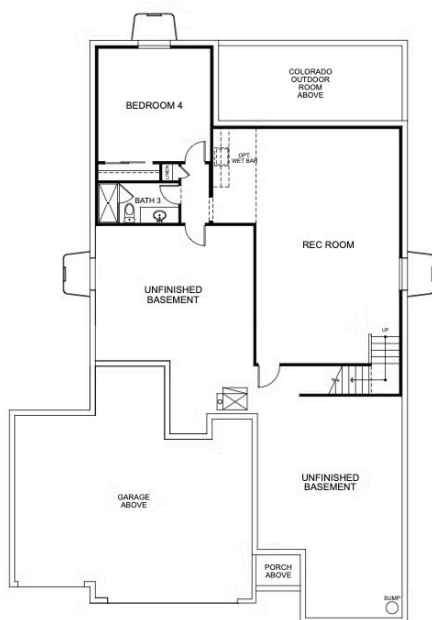
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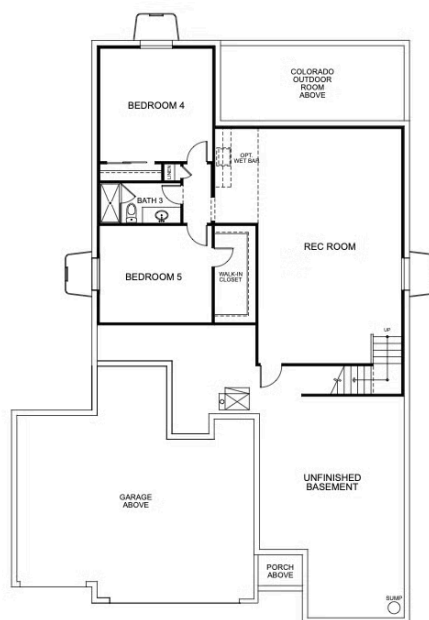


## PLAN 1 - BASEMENT OPTIONS

3 – 5 Bedrooms • 2.5 – 3.5 Baths • 3-Car Garage  
Approx. 2,016 - 3,200 Finished Sq. Ft.



OPTIONAL FINISHED BASEMENT



OPTIONAL FINISHED BASEMENT  
WITH BEDROOM 5

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