



**RE/MAX
ALLIANCE**

**OPEN HOUSE SUNDAY 8/21/22, 11AM - 3PM
ON THE MARKET AT \$889,000**



WALK TO EVERYTHING FROM THIS SUNNYSIDE GEM

This 4 bed / 3 bath environmentally friendly home in the coveted neighborhood of Sunnyside is a move-in-ready show piece. Averaging over 300 days of sunshine a year & with the home's southern exposure, the gorgeous picture windows will flood the open floor plan main level with both natural light & passive warmth. This level has hardwood floors throughout, a spacious entertainer's kitchen, wood burning stove, cathedral ceilings, & main level master suite. Custom crafted carriage doors create the opportunity for a fully distinct living space with second en-suite bedroom, kitchen, & living room. The upper level houses the third & fourth bedrooms along with the third bath. The lower level includes a laundry area & access to a spacious 2 car garage while the lot includes a bonus detached oversized 2 car garage. Fully equipped with solar, an easy walk to town, hiking trails, & a short ride to skiing at Eldora, this home is the sustainable mountain lifestyle that you have been looking for.



- Facilities:** Town Water and Sewer
- Zoning:** Low Density Residential (LDR)
- Parcel:** 0.43 Acre
- Features:** Mountain Views
2nd Detached Garage
Full Solar Photovoltaic System

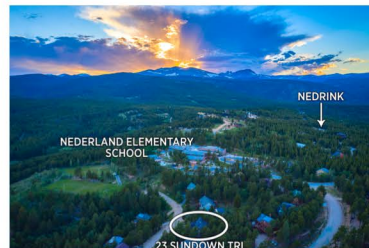
**23 SUNDOWN TRL
NEDERLAND, COLORADO**

**4
BED**

**3
BATH**

**2-2 CAR
GARAGES**

**2635
SQ FT**



**HOMES
BY JACKIE JONES**



JACKIE JONES

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**MOVING
MOUNTAINS
FOR YOU®**