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Three Springs Neighborhood
 230 Clear Spring Avenue
 Durango, CO 81301

Directions: 230 Clear Spring Ave at Three Springs is located at US Hwy 160 and Three Springs Blvd, 4 miles East of downtown Durango. Take Three Springs Blvd, at the 1st round-a-bout continue right (Wilson Gulch Dr). At the 2nd round-a-bout you will take Confluence Ave to Mercado St. Turn right onto Mercado St and continue to Clear Spring Ave. 230 Clear Spring Ave is the 1st house on the right.

HOME FEATURES

- Village 2 Craftsman Style Home
- Accessory Dwelling Unit above Garage
- Main Unit 2,187 square feet; ADU unit 546 square feet
- 4 Bedrooms; 3 Baths
- Nice Large Lot on Confluence
- Built Green® Certified

Tierra Group LLC has the reputation as one of the area's top home-builders and is dedicated to excellence in design, construction, and customer service. Tierra prides itself and is committed to building homes that meet and often exceed Colorado Built Green® specifications; offering energy-efficiency, lower maintenance, and a healthier home. Tierra builds beautiful homes and neighborhoods in Durango and the surrounding areas. In 2007, Tierra received the prestigious Built Green® "Builder of the Year" award for the State of Colorado and received the Parade of Homes "First Place Family Home." 230 Clear Spring Avenue is located in the Three Springs Neighborhood, southwest Colorado's only traditional neighborhood development. The home is 2,187 square feet with an additional 546 square feet of living space in the accessory dwelling unit above the two car garage. This four bedroom, three bath home features beautiful hardwood flooring, tile and carpet throughout the home. Other features include granite countertops in the kitchen and baths, custom alder cabinetry, GE Profile Energy Star® stainless appliance package, gas fireplace, air conditioning, patio, and privacy fencing. Enjoy the premium lot on the Confluence, short walking distance to Mercado District, and the many miles of trails. For more information, please contact Tierra Realty at 970-764-6432 or visit www.tierrallc.com to view all of Tierra's homes and neighborhoods.

\$693,900 • lot size 5,500 sq ft • Main Unit 2,187 sq ft; ADU 546 sq ft



P.O. Box 757, 182B Girard Street
 Durango, CO 81302
 970-764-6432 • 970-259-6908(F)
info@tierrallc.com • www.tierrallc.com

