



335 Clear Spring Avenue  
Durango

## HOME FEATURES

**\$399,900**

**5,314 sq ft (Lot Size)**

**1,835 sq ft**

- 3 BR/2.5 BA and 2-car garage
- Large master suite with 2 walk-in closets
- Spacious kitchen with custom alder cabinets, granite countertops
- Beautiful hardwood flooring in living, dining, and kitchen
- Low VOC paints and sealants used to protect indoor air quality
- Large, fully landscaped fenced yard with automatic sprinkler
- Tankless hot water heater
- Energy efficient and low maintenance Built Green® certified home
- City of Durango amenities including public transportation

In by-gone years, long before urban sprawl led to cookie cutter suburban developments, families lived in friendly neighborhoods that encompassed homes, schools, parks, shopping, restaurants, medical facilities and employment, all within walking distance. Today, planners call them “traditional neighborhoods”.

Three Springs is the only Traditional Neighborhood Development in the Durango area. Each home is designed to blend seamlessly into its neighborhood, and each neighborhood into its community. Safe streets, inviting sidewalks and walking trails, private and secure backyards, parks and other amenities, and unwavering respect for the environment and sustainability, are hallmarks of Three Springs and homes crafted by Tierra Group.

This lovely home is representative of our commitment to intelligent design, quality construction, attention to detail, energy efficiency, and environmental sustainability. First impressions focus on its friendly front porch and unobtrusive exterior set amongst efficient and attractive landscaping. The large fenced-in backyard is fully landscaped and equipped with an automatic drip/sprinkler system. After entering the home, you’re immediately struck by its intelligent floor plan, quality finishes, high ceilings, and efficient lighting.

Last but not least, all our homes are Built Green® certified. You can be assured that your new home offers a low cost of ownership and high resale value compared against conventional homes.

**Directions:** US Highway 160 to Three Springs Boulevard (same entrance as Mercy Regional Medical Center), stay to your right at the first round-a-bout. Turn left onto Confluence Avenue, right onto Heritage Lane; right on Mercado Street, left on Clear Spring Avenue.



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