



Set in the ponderosa pines at the Edgemont Highlands Subdivision this quality built 4 bedroom, 2 bath, 2,200 square foot custom home offers simple elegance!

This home combines all the amenities found in a larger custom home with attention to detail, coupled with the quality and craftsmanship found in award winning Larry Mongelli custom homes.

Natural paint colors and the use of various woods, such as walnut flooring, knotty alder cabinets, doors and trim, create a feeling of warmth and luxury.

Other features found in this lovely home are, 1 3/4" alder doors, steam shower, granite kitchen counters, stainless steel appliances, alder cabinets, sound system, energy efficient windows.

Come and see how it is possible to spoil yourself in a 2,200 square foot home!

**Directions:** From downtown, take Florida Road (County Road 240) out of town to the northeast. Approximately 3.5 miles past the Exxon take the 2<sup>nd</sup> Edgemont Highlands exit to the left (look for the giant pine cone sculpture) – this is Edgemont Highlands Drive. Take first right onto Clear Creek Loop.

95 Clear Creek Loop  
Durango

## HOME FEATURES

**Not For Sale**  
**13,000 sq ft (Lot Size)**  
**2,200 sq ft**

- Energy Efficient windows
- A/C
- Built-in sound system
- Aspen ceiling in living room
- Custom light fixtures
- Tiled bathrooms



**LARRY**  
**MONGELLI**  
CUSTOM HOMES

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