



— Real Estate Experience —  
**ELEVATED**

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PLEASE CONTACT A VRP PREMIER TEAM AGENT.



PROPERTY  
**BROCHURE**

VERTEX**RP**.COM



# 1257 Claremont Dr

## FRUITA, CO 81521

Craftsman style home in Fruita in sought after Canterbury Park Subdivision offers 2037 square feet of well thought-out living space. 3 bedrooms which all include walk-in closets, 3 bathrooms, 2 car garage plus HUGE bonus room with abundant storage space. Relax at the end of the day in large primary bedroom with ensuite bathroom that includes the perfect bathtub for bubblebaths, walk-in shower and generous walk-in closet. Upgrades include fresh interior paint, luxury vinyl plank flooring and modern lighting throughout main level. All appliances stay in chef's delight kitchen with black granite tile countertops makes cooking a delight! New hot water heater in 2021. Walking distance to elementary school! Make this home yours today!

*For more info, visit*

<https://vrpre.com/>

*Need an*

## EXPERIENCED TEAM?

Here are the **many** services I offer  
**complimentary** to home buyers



**FREE Moving Truck**



**FREE Transitional Storage**



**Blue Ribbon Home Warranty**



**Move-In Carpet Cleaning**



# \$430,000



LISTED AND MARKETING BY  
**KARI OXFORD**

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## Modern Living in Canterbury Park Subdivision



**3 BATH**



**3 BED**



**2037 SQFT**



**.16 ACRE**



**CHEF'S DELIGHT  
KITCHEN**



**ABUNDANT  
STORAGE**

## Special FEATURES

- 2 car garage
- Huge bonus room
- Walk-in shower
- Walk-in closets
- Updated interior paint
- Luxury vinyl plank flooring
- Modern lighting
- Granite countertops

- New water heater 2021
- Walking distance to elementary school



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