



— Real Estate Experience —
ELEVATED

970.367.4788 • VertexRP.com • 601 Main Street Grand Junction, CO 81501

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PLEASE CONTACT A VRP PREMIER TEAM AGENT.



PROPERTY
BROCHURE

VERTEX**RP**.COM

675 34 ROAD

CLIFTON, CO 81520

Almost Palisade living...1 mile from the Palisade area, you will find everything you are looking for with this country living home. Situated on 5 acres with amazing views of the Grand Mesa and Bookcliffs, we have an estimated 4.5 acres of the Italian strain of Sangiovese grapes (private operating hobby farm) and newly renovated 1901 sq ft, 3 bed, 2 bath home. All new laminate flooring and tile, all new paint, baseboards, doors, updated electrical outlets and switches, all new beautiful light fixtures, new bathroom vanities, all new kitchen cabinets, backsplash, cutting board countertops, updated walk-in pantry and extended breakfast nook and more ... You have to see the inside in person to appreciate the amazing renovation of this home. Don't forget this home comes with complete/owned PV & Thermal solar system with average utility bill of \$25 a month and a backup generator hooked to natural gas! The extra bonus is NO HOA, located in Mesa County unincorporated, with RV parking, horses/animals are allowed, hay storage, butcher room, cold/dry storage, workshop, hot tub hookup, heated screened porch, Swedish sauna, multiple fruit trees and table grapes and we are the first gateshead on the Government High Line Canal (irrigation water paid through taxes). When you fall in love with this beautiful home, you will be purchasing a home under market value that will create instant Home Equity, appraised for \$680,000 and could be worth more after the renovation. WOW!

For more info, visit

<https://vrpre.com/141>



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



\$675,000

NEWLY UPDATED!



Beautifully Updated with Hobby Vineyard!



2 BATH



3 BED



1901 SQFT



5 ACRES



**HORSE
PROPERTY**



**PASSIVE
SOLAR**

Special FEATURES

- Hobby Vineyard
- PV and Thermal Solar – Owned
- Fruit Trees
- Irrigation Water
- Located in Unincorporated Mesa County
- 5 acres
- 1901 sq ft
- 3 bed 2 bath
- NEW laminate flooring
- Swedish Sauna

- 2 Horse Stalls w/ Heat
- Hot Tub Hookup
- Butcher room & Equipment
- Cold/Dry room
- New Paint
- New Doors/Baseboards
- Updated Electrical
- Updated Kitchen
- Updated Lighting
- and more.....



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LISTED AND MARKETING BY
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