



3304 Birch Road

\$850,000 | FREDERICK, CO 80504



Welcome home to 3304 Birch Rd in Frederick! This home has 4 spacious bedrooms, 4 bathrooms, plus an additional room that could be used for an office or study. Enjoy company outdoors on this .56 acre lot that backs up to open space and includes a large covered back deck, stamped concrete patio, and landscaping lights.





GOURMET KITCHEN



INTERIOR FEATURES

- Large Granite Island (with built in wine rack)
- Tall Cabinets
- Crown Molding
- Coffered Ceilings in Master Bedroom
- Open Floor Plan
- Butler's Pantry
- Eat in Kitchen
- Separate Dining Room
- Stamped Concrete Patio
- Back covered deck
- Landscaping Lights
- Smart Sprinkler System
- Smart Microwave
- Double Oven
- 8 Foot Doors
- Hardwood Floors
- Gas Fire Place
- 2 Large Upstairs Lofts
- Jack and Jill Bathroom with 2 walk in closets



MASTER RETREAT





There's no end to the features in this home: 2 separate 2 car garages, coffered ceilings in the master bedroom, tall cabinets with crown molding, large granite island, 8 ft doors, smart sprinkler controls, Nest door bell camera, wireless Yale Deadbolt and keypad, Sensi Heating and Air control, and much more. Located in the highly desired Rinn Valley Ranch Neighborhood. This home will not last long, so come see it while you can!





EXTERIOR FEATURES

- Backs up to Green Belt owned by City
- Lot Faces West
- Snow Capped Mountain Views
- New Blinds
- Nest Door Bell Camera
- Wireless Yale Deadbolt and Keypad on front door
- Sensi Heat and Air Remote System

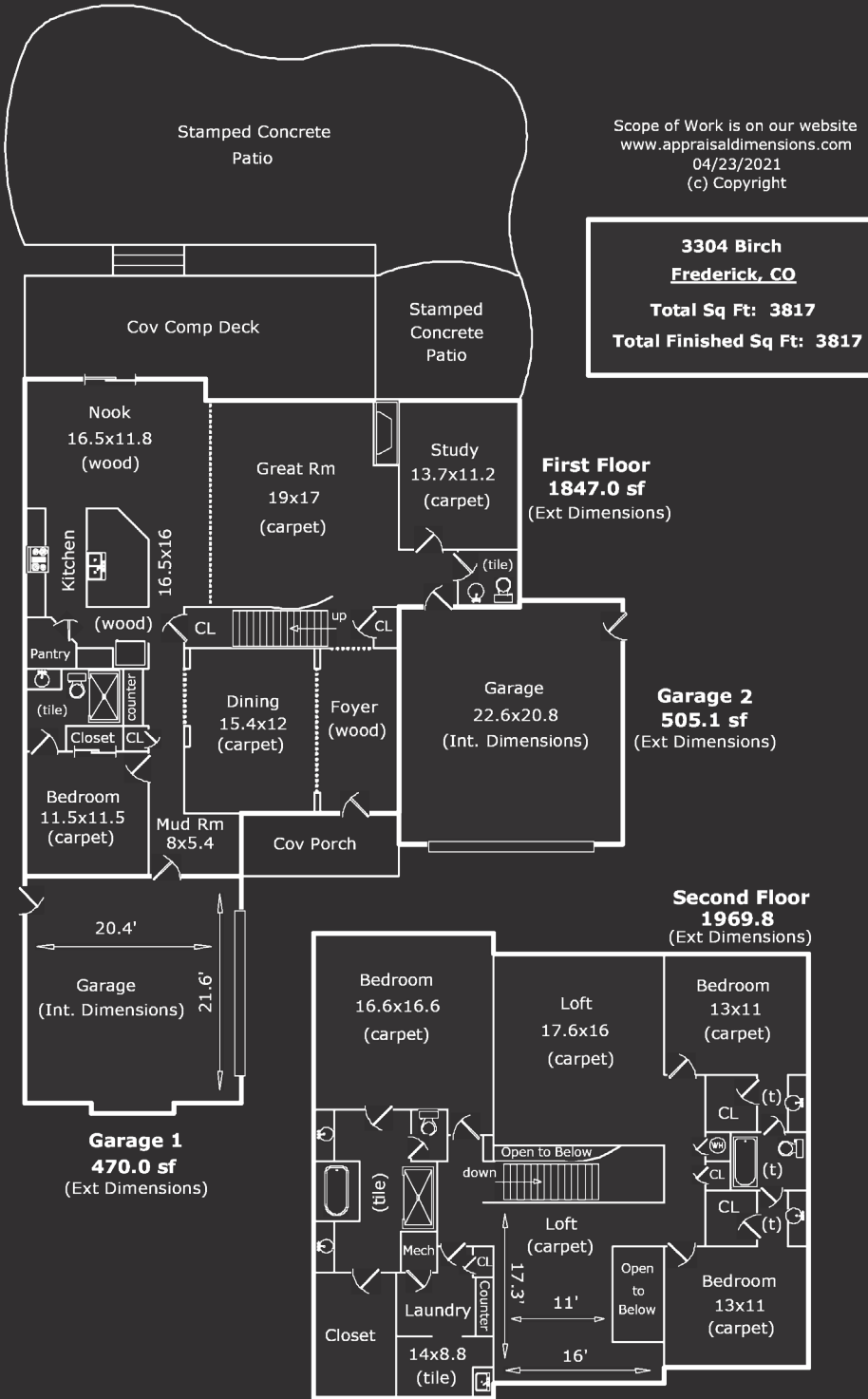


GENERAL INFORMATION

Lot size.....24,437
 Acres.....0.56
 Taxes.....\$3,913/2020
 Bedrooms.....4+Study
 Bathrooms.....4
 Heating.....Forced Air
 Cooling.....A/C
 Sub.....Rinn Valley Ranch
 HOA.....\$350/Year
 Garage.....4 Car Attached
 Year Built.....2014
 Construction.....Wood/Frame
 Square Feet.....3,817
 Finished Sq Ft.....3,817
 Main.....1847
 Second.....1970
 Basement.....Crawlspace
 Electric.....United Power
 Water.....Left Hand Water
 Gas.....Black Hills Energy
 Sewer.....St. Vrain Sanitation
 Elementary.....Legacy
 Middle.....Coal Ridge
 High.....Frederick
 District.....St Vrain Dist. RE 1J

Inclusions: Microwave, Oven,
 Dishwasher, Refrigerator, Stove,
 window coverings, Entertainment
 Center, 80" T.V, Snow Blower, Lawn
 Mower,

Exclusions: Clothes Washer, Clothes
 Dryer, Seller's Personal Property.



Scope of Work is on our website
 www.appraisaldimensions.com
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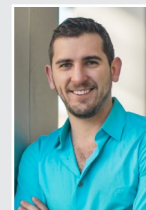


INSTITUTE for
LUXURY HOME
MARKETING

MEMBER



Matt Shoup
 Realtor® | CNE
 970-217-6060
 matt@mattshoup.com
 www.MattShoupRealtor.com



Gunnar Greenlee
 Realtor®
 303-854-7043
 ggreenlee@c3-re.com
 www.GunnarGreenlee.com