

▶ **NEW LISTING ON GARNET MESA!**



This well-maintained 3-bed, 2-bath, 1,704 sq. ft. home features a heated four-season sunroom, forced air heat & A/C, plus a new roof in 2025. Includes a 2-car garage, 0.5 acre with irrigation, a fully-fenced back yard, a fenced garden area, and a shared neighborhood park with courts. Come see this gem of a home in a quiet location at 675 Veinte Drive!

MLS#832824

ONLY \$400,000

▶ **NEW LISTING IN DELTA!**



Enjoy quiet country living with room to roam on 3.7 acres! This well-maintained 3-bed, 2-bath home features 1,380 sq. ft. and several recent upgrades, including a newer metal roof, hot water heater, windows, & front door. Cozy up to the wood-burning stove and enjoy your 2-car attached garage and UVWUA irrigation water for lawn. No HOA or covenants! Easy commute to Montrose & Grand Junction. Close to SXS & horse trails and world-class fishing.

MLS#833699

ONLY \$415,000

▶ **NEW PRICE IN DELTA!**



Remodeled & move-in ready 2-bed, 1-bath manufactured home in a riverfront mobile & RV park! Open layout with updated kitchen, new flooring throughout, fresh paint and an updated bathroom. Enjoy peaceful living on the covered patio just steps from the Gunnison River! Option of purchasing fully furnished with new tasteful furnishings. \$575/month lot rent. No real estate included.

MLS#830337

NOW ONLY \$89,000

WESTERN COLORADO
REAL ESTATE



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Reach out to us for more info on our exclusive listings!

Feel free to call us for any of your Real Estate needs, we'd be glad to help!

westerncorealestate.com

Proudly Serving Montrose & Delta Counties!

