



# Katie Chapman Schmalz

## 970-216-9272



[www.ChapmanRealEstateCo.com](http://www.ChapmanRealEstateCo.com)

Thinking of buying or selling? I'd love to interview for your business!



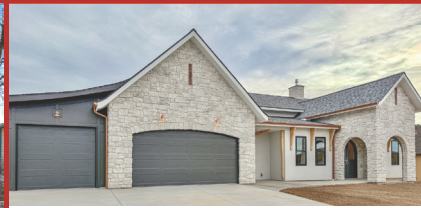
### FAIRWAY LOCATION

**1505 SE Stonebridge Dr, Cedaredge**  
Gorgeous fairway side home on the Cedaredge Golf Course! 2,445 sq. feet with abundant natural light, 3B/2.5BA and TWO primary suites on the main level. Garden space!  
*now just \$549,900 MLS#833398*



### FARMHOUSE 3+ ACRES

**8903 Marshalls Road, Austin**  
5B/2BA farmhouse with historic charm and modern updates! 3.2 acres + irrigation water and hillside views to die for! Detached garage/shop + finished workshop.  
*now just \$475,000 MLS#831777*



### NEW CONSTRUCTION

**805 SE Pinyon Street, Cedaredge**  
Spectacular 4B/2.5BA European inspired home near the Cedaredge Golf Course. Impeccable craftsmanship & attention to detail. BRAND NEW & fully finished.  
*now just \$749,900 MLS#828971*

Serving Delta & Montrose Counties

Local Native- Born & Raised

Energy + Integrity