



**2 minutes to downtown.
Walk or bike to College &
Hillcrest Golf Course!**



**Stateline
Properties**

Brooke O'Malley, EMS
Owner-Broker
701 Camino Del Rio, Suite 210-A
Durango, CO 81301
brooke@durango.net
970-375-7112 ~ 800-982-3716



Hillcrest Estates
204 Hillcrest Drive
Durango, Colorado

MLS# 568351

- *3 Bedrooms, 2.5 Baths*
- *Master Bedroom opens to private Deck*
- *Dining Room opens to large shaded Deck*
- *Sunroom has Gas Log Stove & insulated blinds*
- *Pet friendly w/doggie door & fenced rear yard*
- *1/3 Acre with Trees, lawn & nice Views*
- *Automatic Sprinklers & Drip System*
- *Annual Taxes, \$888.74 Annual Dues, \$35.00*

Your Buyers will fall in love!

**Professionally decorated, light & bright Custom Dream Home
with 1st, Main-floor living! Nice views too.**

**Upstairs w/kitchenette makes great guest
or teen suite or 2nd master suite.**

Lots of skylights and dramatic architectural features.

Large loft area (could be extra guest BR), sunroom (has privacy blinds to use as guest BR).

Home has 2 fireplaces & central A/C! Over \$100,000 in upgrades since 2004.

Offered at \$599,000!

