



# Sage Creek

 **2** Bedrooms
  **2** Bathrooms
  **1,982** Square Feet

Cottages at Kelly Farm are the pinnacle of townhome and patio home living in Northern Colorado.


Sage Creek comes complete with a 5-piece luxury master bath, colossal walk-in master closet, drop zones for the entrances, and a pocket office. A full, unfinished basement and vaulted ceilings in the kitchen and dining rooms make this 2 bed, 2 bath home feel much larger. In the kitchen you'll find Alder cabinetry, a composite sink, granite counters, and Whirlpool stainless appliances. Built to the Energy & Environmental Building Alliance's Best Practices Standards, The Sage Creek comes with a passive radon mitigation system, 13 SEER air conditioner, 92% efficiency direct vent furnace, and an on-demand tankless H2O heater. The insulated basement slab, insulated basement walls, and engineered silent floor trusses collaborate to keep quality top-of-mind. Throughout the home, 9' walls keep the space open, even in the basement. And an oversized garage w/ 8' door ensures you can live large at this patio home.



## DIMENSIONS

- » GARAGE | 24'-10" X 23'-7"
- » ENTRY | 8'-6" X 10'-6"
- » DINING | 13'-4" X 15'-9"
- » KITCHEN | 12'-4" X 18'-0"
- » LIVING | 18'-5" X 16'-3"
- » LAUNDRY/MUD | 8'-3" X 11'-2"
- » POCKET OFFICE | 7'-4" X 6'-4"
- » MASTER BDRM | 17'-6" X 13'-4"
- » MASTER BATH | 6'-8" X 13'-1"
- » WIC | 9'-1" X 11'-2"
- » BEDROOM 2 | 13'-0" X 13'-8"
- » BATH | 9'-8" X 5'-0"
- » WIC 2 | 5'-11" X 6'-1"
- » PORCH 1 | 5'-3" X 5'-9"
- » PORCH 2 | 18'-0" X 8'-0"

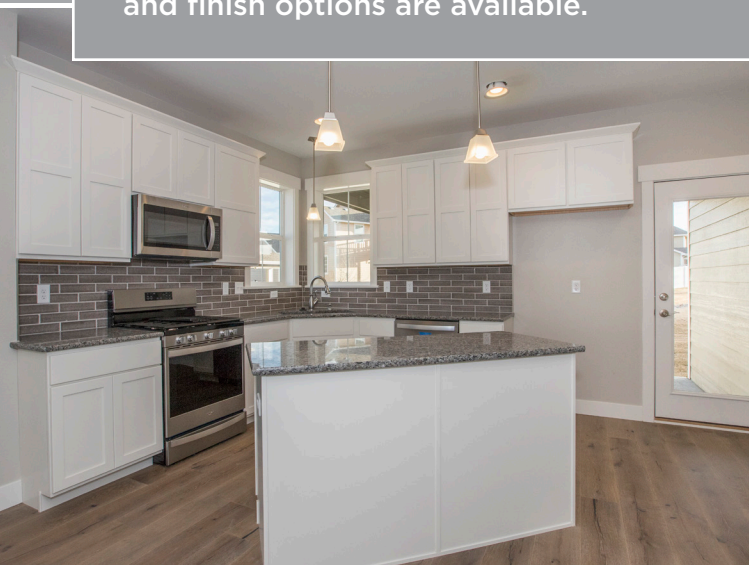
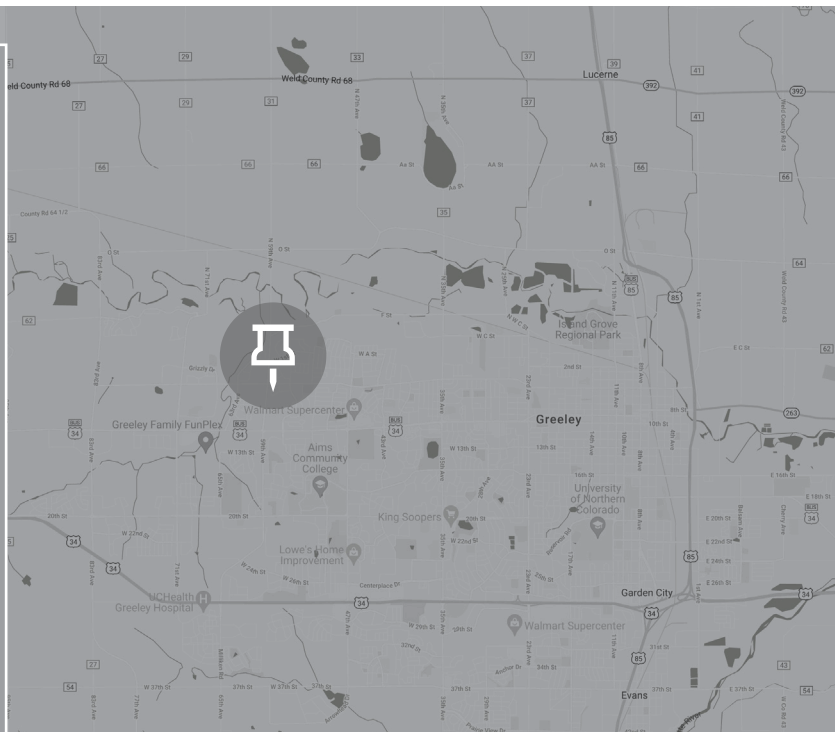


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Benchmark Homes, a locally owned and operated builder, proudly presents its latest project: Cottages at Kelly Farm. These deluxe townhomes have just begun construction in the area of 4th Street and 59th Avenue in West Greeley. Enjoy maintenance-free living with the HOA covering snow removal, landscaping (mowing, watering, maintenance, and clean ups), exterior building maintenance, insurance, management, and trash removal. Townhomes have full, unfinished basements and finish options are available.



\*An example of a finished Benchmark product

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**BRAD/CLARKSON**

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