



SilverPick Contracting is proud to offer this highly affordable Craftsman style home in the Three Springs subdivision. This single level home features a hip roof with three bedrooms and an open, flowing floor plan.

This modern, sunny home is perfect for entertaining and features a large tiled kitchen/dining area that opens to the living room. Home includes an attached 2-car garage, laundry room, linen closet, walk-in master closet, two full bathrooms and an inviting front covered porch. This home is 5 Star Plus Energy Star Certified, which means the utility bills will be extremely low. Energy Star preliminary modeling estimates that the monthly heating, lighting, appliances and hot water utility bills will be approximately \$1,100 annually for all utilities!

SilverPick Contracting's Three Springs homes are inspired by the traditional neighborhoods and design of Durango. These homes display distinctive character, inviting porches, and energy efficiency that is second to none.

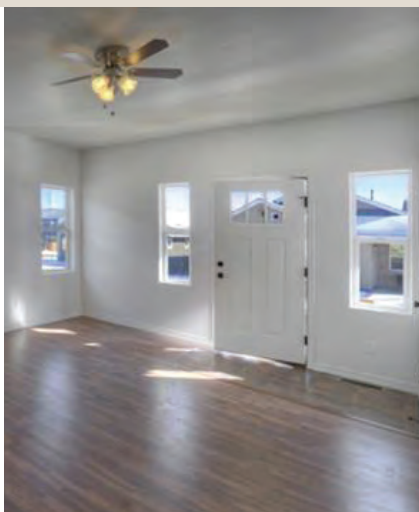
**DIRECTIONS:** From Highway 160, turn North at Three Springs Boulevard. Go right at the first round-a-bout on Bocea Ranch Parkway. Turn left at second round-a-bout onto Confluence Drive. Go right on Heritage Lane, then right on Mercado Street. Turn left on Clear Spring Avenue, then left on Sage View Street to 266 Sage View Street on the left.

**266 Sage View Street  
Durango, CO**

*Home Features*

**\$294,900  
1,155 Total Sq Ft**

- Fully Energy Star Certified
- 95% Plus Efficient Heating System
- Extremely Affordable
- Excellent Neighborhood
- Minutes to Trails and Open Space
- Open Concept Floor Plan
- Quality Standard Finishes



**CONTACT US AT...**

175 Mercado Street, Suite #109  
Durango, CO 81301  
P: 970.946.6981  
silverpickco@yahoo.com  
www.silverpickcontracting.com