

# 4BD/3BA Walkout Rancher

17030 Snowwood Dr.  
Monument, CO

4 bedroom, 3 bath  
3,170 Sq Ft Finished

Ranch with Finished  
Walkout Lower Level

.27 Acres with  
Mountain and  
Sunset Views

Easy RV and Boat  
Access with Double  
Fence Doors

Buyer's One-Year  
Home Warranty  
Included



**COLORADO LIVING GROUP**  
ValueInRealEstate.com

Offered at \$275,000

**Valerie Kleinman**

719-351-2393  
Valerie@ValueInRealEstate.com

**Holly Nikolich**

303-638-2119  
Holly@ValueInRealEstate.com



**ERA Herman Group**  
Real Estate

4065 Sinton Rd.  
Colo. Spgs., CO 80907  
An independently owned and operated member of ERA.

**Vaulted Ceilings**



**Formal Dining Room**



**Walkout Lower Level**



Lovely walkout rancher with beautiful mountain views. Great room with large open kitchen. Formal dining room, formal office, main level master suite with 5 piece bath and jetted tub. Computer area, second main level bedroom. Fully finished walkout lower level with spacious rec room and 2 bedrooms. Backyard is accessed from rear with double gates for RV or boats. Almost 1/3 acre. Easy access to bike and hiking trails and playground. Evap cooler for comfortable summers. Buyers one year home warranty.