

324 River Rock Dr
Johnstown, Colorado

\$475,000

Three Bedrooms • Two Bathrooms • Three Car Garage



***Better interest
rates available!***

Beautiful ranch-style home offering main-level living, open layout
& vaulted ceilings + a 3 car front load garage!

Low HOA and no metro tax district!

More online



Scan QR Code for more information.



The spacious living room leads into the eat-in kitchen which offers plenty of natural light through the bay windows.



The beautiful backyard with mature trees offers a serene environment and backs to the neighborhood walking path with a gate in the fence for easy access!

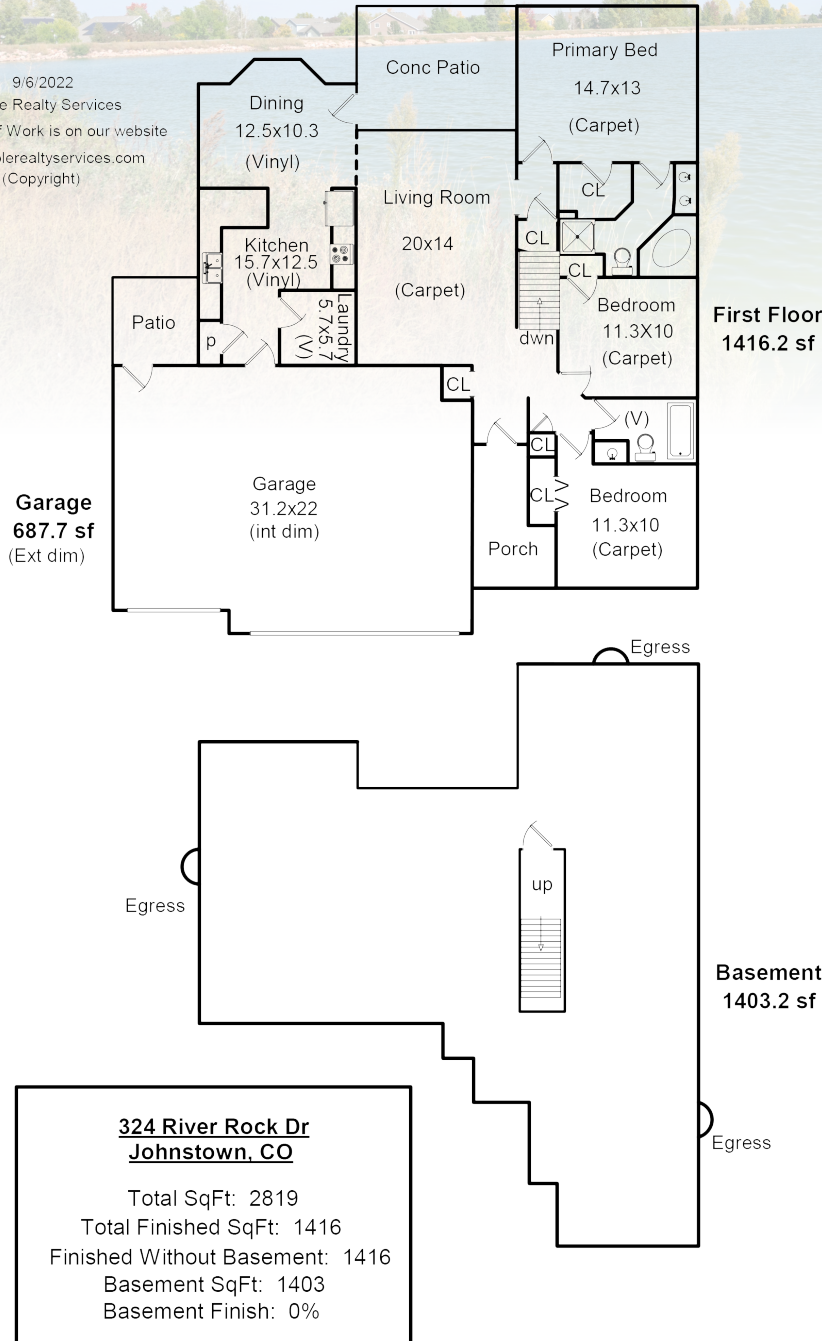


The primary suite
offers a large walk-in closet
& 5-piece ensuite bath!



Conveniently located near neighborhood walking trails, park & Johnstown Reservoir.

9/6/2022
Sole Realty Services
Scope of Work is on our website
www.solerealtyservices.com
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DETAILS
Built in 2004
Forced Air Heating
Central A/C
New roof shingles in 2021

UTILITIES
Water: Town of Johnstown
Sewer: Town of Johnstown
Electric: Xcel Energy
Natural Gas: Xcel Energy
Trash: Waste Connections
(billed through Town of Johnstown)
Internet: Seller uses Century Link
TV: Seller uses Direct TV

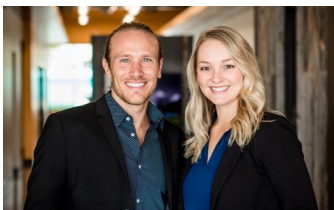
ROCKSBURY RIDGE HOA
\$240/Annually
mgthoa@kellisoncorp.net
kellisoncorp.com/contact-us
(970) 494-0609
HOA Docs available at sallteam.com

TAXES
\$1,865 (2021)
Senior Tax Exemption

SCHOOLS
Weld RE-5 School District
Elwell Elementary School
Milliken Middle School
Roosevelt High School

INCLUSIONS / EXCLUSIONS
Inclusions: window coverings (blinds, curtains & rods), electric range, dishwasher, microwave, garage door opener(s), two garage door remotes, water filter (owned), disposal, smoke alarm(s)
Exclusions: staging props

All listing information deemed reliable but not guaranteed. Buyer responsible for conducting their own due diligence and verifying all information.



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