

# \$524,900 - 1770 Suntide Drive, Johnstown

MLS® #IR1026705

Listing Office: RE/MAX Alliance-FTC Dwtm

## \$524,900

4 Bedroom, 3.00 Bathroom, 2,700 sqft

Residential on 0 Acres

Rolling Hills Ranch, Johnstown, CO

Rare find-spacious garden patio home where you can enjoy having a garden or entertaining in the side/backyard yet the HOA takes care of everything in the front! This pristine 4-bedroom home is designed for comfort and convenience, featuring an inviting main floor with vaulted ceilings, a kitchen nook, and a separate dining space that flows effortlessly into the living room. The kitchen boasts quartz countertops and stainless appliances. Enjoy cozy evenings by the fireplace, or step outside to the covered patio and private yard, which includes a gate with direct access to the open area-a perfect blend of indoor and outdoor living. The primary suite offers a private retreat, 3/4 bathroom, 2 closets (one is a walk-in), the 2nd main floor bedroom has a walk-in closet and the 3rd bedroom is bright and spacious. The finished basement has a large family room, 4th bedroom, full bathroom and flex room that can be used for an office, craft room or workout area. Ample storage, new roof installed in 2024, an active radon system, and thoughtful updates make this home truly move-in ready. Enjoy the benefits of low-maintenance living with an HOA that covers landscaping, sprinklers and ground maintenance in the front, snow removal from driveways and walkways, exterior home maintenance including structure paint, siding, trim, and cedar fence maintenance between homes and along the back -giving you peace of mind and more time to enjoy your home. Just minutes from the charming downtown of



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Johnstown, and less than 10 minutes from I25 for an easy commute to Denver and all the Northern Colorado cities. This is a rare find offering the best of both worlds - a manageable yard with minimal upkeep and plenty of room to live, work, and play.

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**Listing Courtesy of RE/MAX Alliance-FTC Dwtn**

Built in 2006

**Essential Information**

MLS® #	IR1026705
Price	\$524,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Square Footage	2,700
Acres	0.11
Year Built	2006
Type	Residential
Sub-Type	Single Family Residence
Status	Pending

**Community Information**

Address	1770 Suntide Drive
Subdivision	Rolling Hills Ranch
City	Johnstown
County	Weld
State	CO
Zip Code	80534

**Amenities**

Amenities	Park
Utilities	Cable Available, Electricity Available, Internet Access (Wired), Natural Gas Available
Parking Spaces	2
# of Garages	2

## Interior

Interior Features	Eat-in Kitchen, Open Floorplan, Radon Mitigation System, Vaulted Ceiling(s)
Appliances	Dishwasher, Disposal, Microwave, Oven, Refrigerator
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
Fireplaces	Gas
Stories	One

## Exterior

Lot Description	Level
Windows	Window Coverings
Roof	Composition

## School Information

District	Johnstown-Milliken RE-5J
Elementary	Other
Middle	Milliken
High	Roosevelt

## Additional Information

Date Listed	February 19th, 2025
Zoning	RES

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