

# FROM ME TO YOU

Welcome home to 56 Valley View Drive.

Affectionately known as The Treehaus, this mid-century modern home is located on a quiet street and is situated amongst a large grove of Aspen trees and a healthy stand of pine. The Treehaus has been lovingly cared for and thoughtfully updated, from top to bottom; from the inside out.

Enjoy views of the mountains, Barker Reservoir and amazing sunsets from the front deck. On the south-facing back porch, enjoy privacy and access to a trail that leads to the U.S. Forest Service.

Share this property with wildlife, including songbirds, fox, bunnies, deer, moose, the occasional elk herd and seasonal hummingbirds, all while being in The Town of Nederland proper.

Interior access to the oversized double car garage.

Updates include: insulation in the roof, attic and walls; new interior paint throughout; a renovated downstairs bedroom and mudroom; a new wood stove; an updated kitchen with new butcher block counter tops, gas range/oven and painted cabinets; Hardie board siding on the garage and a fresh coat of exterior paint on the house, garage and shed.

A full list of updates is available for interested buyers.

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And here are a few other things I love about the house:

Quiet street

Walls of windows north and south

Great south facing windows

Cozy living room with wood stove

Kitchen bar for wine and snacks

P. Dowd

\*Information deemed reliable but not guaranteed

