



# MODERN FARMHOUSE



PREMIUM HOMES

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2208 30A AVE  
COALDALE

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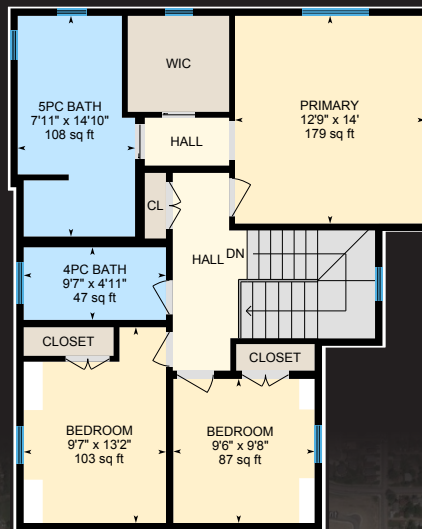
## 2208 30A AVE COALDALE

A Modern Farmhouse with all the amenities of Cottonwood and convenience of a small town with close proximity to the city, not to mention it backs onto a green strip. This executive home is customized through and through from the beautiful solid banisters, crown mouldings, inlaid hardwood flooring, interior transom windows above doors, top quality cabinets and built-ins surround the stone fireplace. The inviting front porch leads you into a grand entrance that reminds you of an earlier era but lives as a modern open-concept home. The main floor and basement have recently received a fresh coat of paint and pride of ownership is obvious throughout.

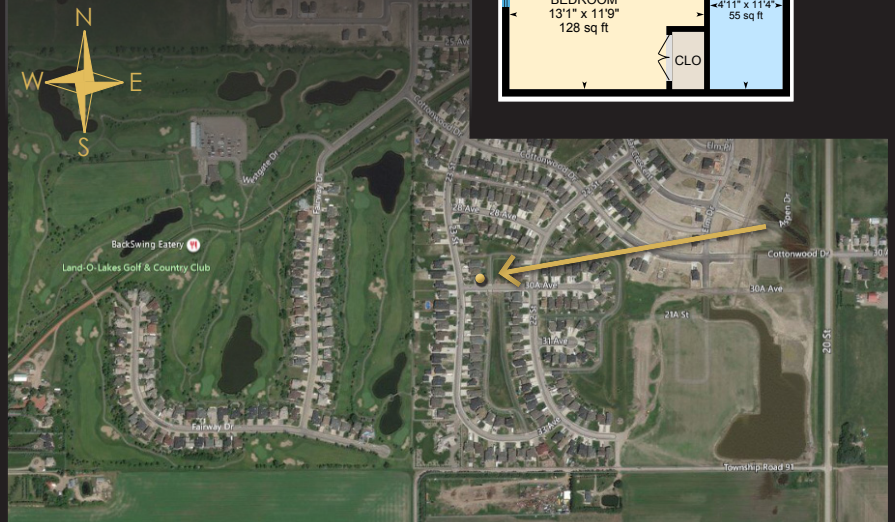
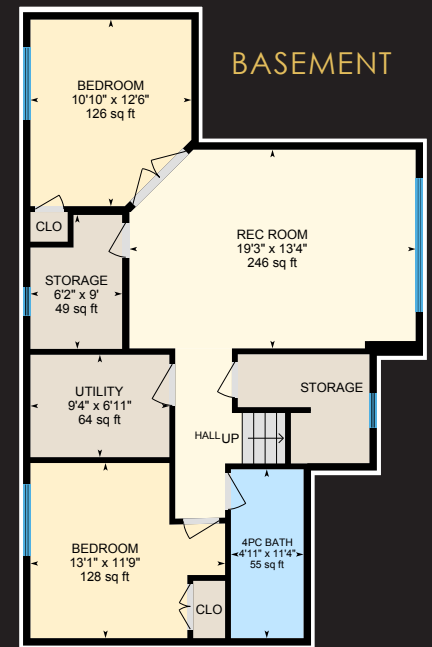
## MAIN FLOOR



## SECOND FLOOR



## BASEMENT



5 BEDS  
3.5 BATHS  
1,841 SQ. FT.  
\$589,500

COTTONWOOD NEIGHBORHOOD  
QUALITY CRAFTSMANSHIP  
LUXURIOUS ENSUITE  
DETAILED FINISHING

The entrance from the attached garage brings you into a generous mudroom with lockers, storage and main floor laundry, as well as direct access into the kitchen through the pass-through pantry. The primary suite is bright and inviting with a walk-in closet and your toes will stay toasty from the in-floor heating in the ensuite as you enjoy the walk-in shower and luxurious soaker tub. With five bedrooms, there is room for a family to grow and enjoy the generous rec room complete with a wet bar. French doors lead to a lower-floor den (or bedroom) and there is ample storage in the fully finished basement.



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EXQUISITE.  
EXTRAORDINARY.  
EXCEPTIONAL.

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