



House & Land Package

From **\$1,766,757***

Austin 2835

4 | 3 | 3

1481 Castlewood Canyon Road, Franktown

Land Area: 16.58 ac

Contact **Gabby Zeidler** on 970-222-4262

Inclusions:

+ Check out the curb appeal! The exterior screams modern farmhouse with its wrap-around porch and attached barn-style garage. Inside, the entryway is flanked by both the dining room and living room and has a 2-story ceiling. The main floor provides an open kitchen and great room, which creates a perfect space for entertaining guests. The great room is warmed by a beautiful brick fireplace that is flanked by built-in cabinets. On the upper level of this 2-story house, you will find 4 amazing bedrooms. The primary suite includes a beautiful primary bathroom complete with a walk-in shower, double vanities, and a whirlpool tub. Bedroom 2 has its own bathroom, while bedrooms 3 and 4 share a convenient Jack

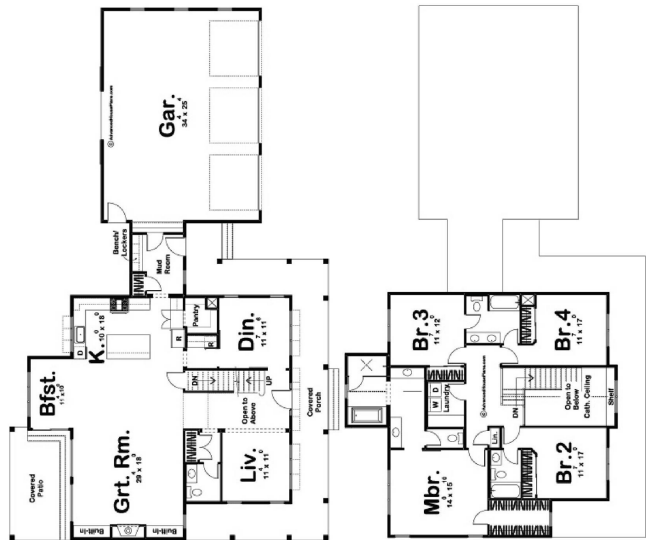
NOTE: Images may depict landscaping and upgraded fixtures, features, facades or finishes and other items which are not included in the prices stated or not supplied by G.J. Gardner Homes. For availability and pricing of these items please discuss with your new home sales consultant.

and Jill bath. Back on the main level, the beautiful barn-style 3-car garage includes ample space and features a barn door that leads to the backyard. It accesses the home through a mudroom, complete with bench, lockers and a coat closet. As with any G.J. Gardner Home, we can customize this plan to suit your lifestyle.

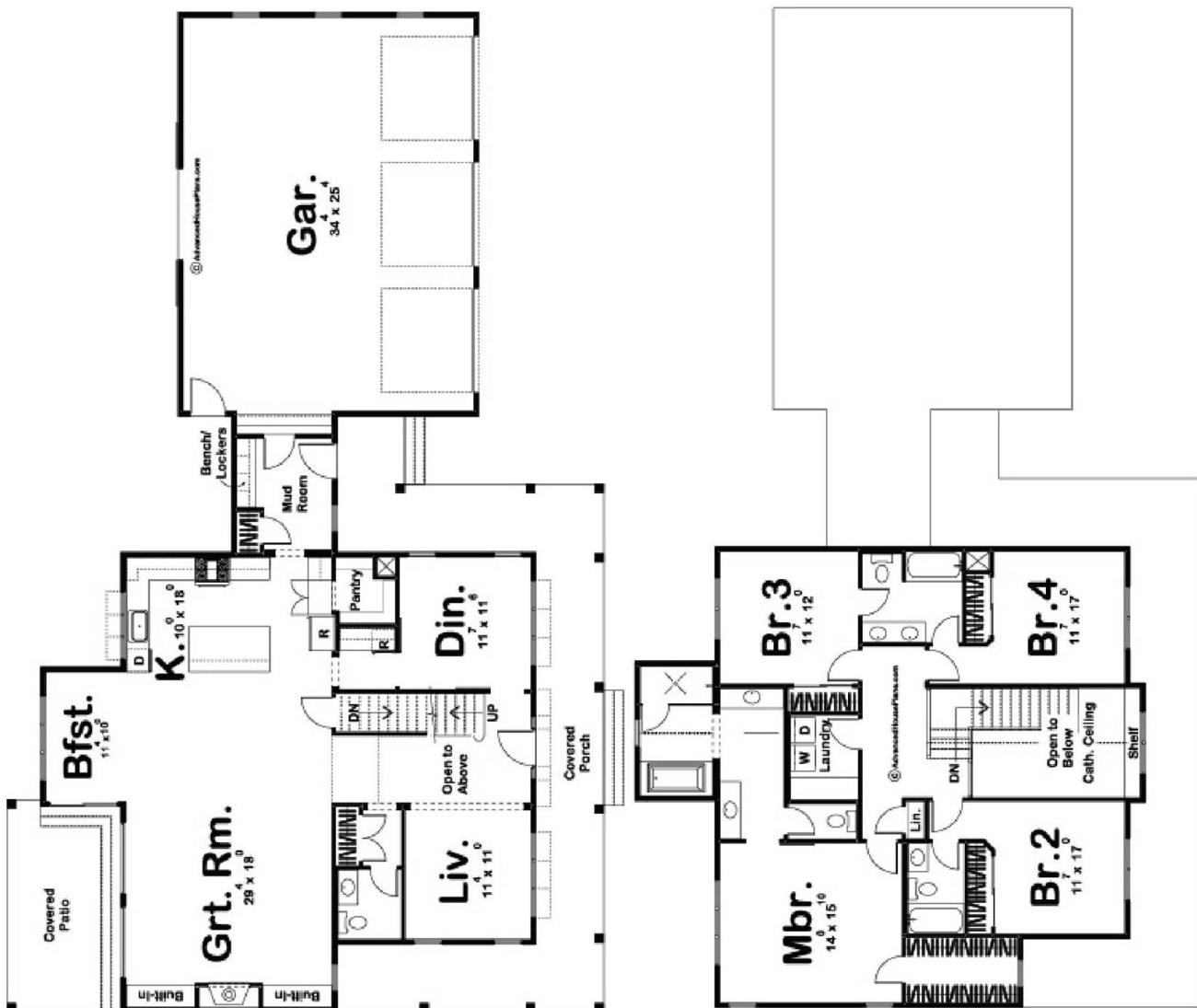
+ This custom home will be tailored to your unique needs and preferences, ensuring every detail aligns with your vision. The driveway and other features will be priced based on your design selections, ensuring a personalized touch to your home. The cost to build will depend on your specific wants and needs, as well as lot setup costs. This is a custom home, and adjustments will be made based on your selections. Create a home that reflects your lifestyle and preferences in every way.

+ Contact Andrea Malone at (504) 462-4151 to start the journey of designing and building your perfect custom home.

+ Land Listing Courtesy of Marilyn Powell - MLS # 2515091



Package price is based on Austin 2835 standard floor plan and standard elevation (may be smaller than elevation shown). Package may be subject to developer's design review panel, final regulatory approval and G.J. Gardner Homes purchase processes. Package price excludes any taxes, legal fees, and closing costs. Prices are current as of December 7, 2025. Prices may change without notice. Packages are subject to availability. Package subject to two separate contracts relating to the building and the land respectively. Photographs may depict fixtures, finishes and features not supplied by G.J Gardner Homes. Excluded items include but are not limited to landscaping items such as planter boxes, retaining walls, water features, pergolas, screens, driveways and decorative items such as fencing and outdoor kitchens or barbeques. Photographs may also depict inclusions not forming part of the standard design and which may be subject to additional costs. This design and illustration remains the property of G.J Gardner Homes and may not be reproduced in whole or in part without written consent. For detailed home pricing, please talk to a New Homes Consultant or visit our website at <https://www.gjgardner.com/house-and-land-pricing/>. GJ Gardner Homes-Adams County Inc. d.b.a G.J. Gardner Homes - Adams County. Builders License 277438960.



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