

The Pinebrook Townhomes – **All-On-One-Level-Unit** (Unit A or D) by Ridgeline Homes is a charming, single-story end-unit townhome that brings effortless, all-on-one-level living to low-maintenance Colorado style; perfect for first-time buyers, retirees, small families, or anyone prioritizing accessibility, convenience, and the privacy of an end-unit layout in the peaceful surroundings of Montrose and the Western Slope.

Step inside from your attached 2-car garage (with direct entry for easy daily flow) into a practical laundry room that keeps chores simple and close at hand. The heart of the home unfolds ahead: a bright, open living room that flows generously into the kitchen and creates one seamless, light-filled main living space; ideal for relaxed family time, casual meals, entertaining, or simply enjoying the day through ample windows.

The kitchen is thoughtfully positioned for connection and ease, offering solid counter space, smart storage, and direct views to the living area, so you're never out of the loop. A convenient hallway bathroom serves guests and everyday needs, while multiple closets (including linen and storage options) help keep everything tidy.

All bedrooms reside on this single level for true one-story convenience; no stairs to navigate. The private master bedroom anchors one end as a peaceful retreat, complete with a spacious layout for king furniture, a walk-in closet (W.I.C.), and an attached master bath featuring a shower for daily comfort. Two additional bedrooms (#2 and #3) align themselves behind the master bedroom; each with its own closet and sharing the full hall bath with tub/shower; providing excellent separation and flexibility for kids, guests, a home office, hobby room, or flex space.

A private patio extends right off the living room; your personal outdoor extension for morning coffee with mountain breezes, light grilling, relaxing, or soaking in Colorado's fresh air and views, season after season.

As an end-unit in the Pinebrook series, this single-story unit enjoys extra natural light from side windows, added privacy, and a bit more side-yard appeal compared to interior units; all while delivering the energy-efficient perks of shared walls and the simplicity of townhome ownership. With smart zoning (open gathering space + private bedroom wings), no wasted square footage, strong indoor-outdoor flow, and the practicality of a 2-car garage, this plan feels open, livable, and perfectly suited to easy Western Slope lifestyles.

Whether you're seeking accessible single-level living, simplifying your routine, or building a home that grows with you near Montrose's community and outdoor adventures, Pinebrook

all-on-one-level unit offers approachable, modern townhome comfort designed for real Colorado life.

The Pinebrook Townhome all-on-one-level unit by Ridgeline Homes, built where efficient timelines meet exceptional craftsmanship.

\*\* Final dimensions, window placements, bathroom fixtures, patio sizes, and select features may vary by unit type (end vs. interior) and site orientation. Plans may be mirrored. Contact us for current availability, pricing, and customization options! \*\*