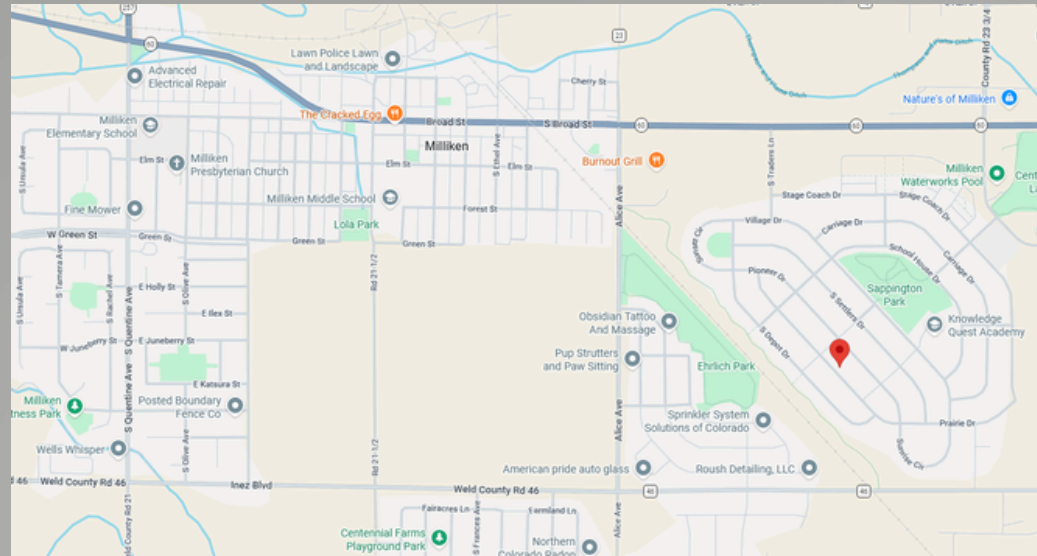




Amenities *Close To :*

- Playgrounds, Parks, Walking & Biking Trails - *Distance (0.2 miles +)*
- Entertainment & Recreation - *Distance (0.9 miles +)*
- Milliken Waterworks Pool - *Dog Friendly & Free to Metro District Members - Distance (0.9 mi)*
 - *Dog Friendly & Free to Metro District Members*
- Restaurants, Groceries & Dining - *Distance (1.1 miles +)*
- Financial Institutions - *Distance (1.2 miles +)*
- Gas/Fuel Stations - *Distance (1.3 miles +)*
- Milliken Police & Fire Departments - *Distance (1.3 miles +)*
- United States Postal Service - *Distance (1.4 miles +)*
- Medical & Emergency Care Centers - *Distance (4.3 miles +)*

Schools *Johnstown-Milliken RE-5J School District*

- Milliken Elementary School - *Distance (2.0 Miles)*
- Milliken Middle School - *Distance (1.7 Miles)*
- Roosevelt High School - *Distance (7.2 Miles)*
- Variety of Private & Charter Schools - *Distance (0.6 Miles +)*



LESLEY SHED

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Synergistic Home Transactions!



846 S Prairie Drive, Milliken



Thank You FOR SHOWING

Eat-In Kitchen (11' x 10') | Appliances

- Appliances Included: *stainless steel GE refrigerator, stainless steel GE dishwasher, stainless steel GE electric range/oven, stainless steel GE built-in microwave & disposal*
- Granite Countertops w/ Tile Backsplash
- Large Kitchen Island
- Pantry with Built-in Shelving

Dining Room (13' x 8')

- Sliding Glass Door with Security Bar - Access to Backyard
- East Facing Window

Bedrooms & Bathrooms

- Primary Bedroom with Walk-in Closet - Faces North - **13' x 12'**
- Bedroom 2 with Deep Closet w/ Built-in Shelving - Faces West - **11' x 10'**
- Bedroom 3 with Deep Closet w/ Built-in Shelving - Faces West - **11' x 10'**
- En-suite Primary 3/4 Bathroom w/ Tile Shower Enclosure, Glass Doors & Bench, Granite Countertop, & Dual Sinks
- Full Guest Bathroom w/ Granite Countertop, Magnification Mirror & Linen Closet (*behind door*)

Living Room (16' x 14')

- Facing Southwest with Large Picture Window
- Vaulted Ceiling
- Deep Coat Closet

Flooring

- Carpet - All Bedrooms & Living Room - *Professionally Cleaned 08/2026*
- Luxury Laminate - Laundry Area, Kitchen & Bathrooms

Laundry Area (5' x 4')

- Washer/dryer hook-ups
- Maytag Clothes Washer, Maytag Clothes Dryer (*included*)
- Shelving (*included*)

Mechanical

- Built-in Radon Mitigation System
- 2018 Smith Nat Gas Hot Water Heater (40 Gallon)
- 2019 Rheem Forced Air Furnace
- 2019 Rheem Central Air Conditioning Unit
- Set-Back Thermostat
- Potable Water Expansion Tank (1 Gallon)

Home
SWEET
home



Basement

- Full Unfinished - Same Layout as Main Floor
- East & West Egress Windows w/ Grate on West Window Well
- Rough-In Bathroom
- Shelving (*included*)
- Workout Equipment (*optional*)

Interior

- Double-Pane Windows
- High Speed Cable/Internet Service Available

Garage (414 SF)

- 2-Car Attached Garage w/ Side-Mount Garage Door Opener (*not installed*)
- Man-Door Access to Side & Back Yards
- Sprinkler Control Box
- Shelving (*included*)
- Freezer (*optional*)

Exterior

- 0.14 Acres (6050 SF) Lot
- Ranch-style 3BR, 2BA
- Roof Replaced with Class 4 Shingles - **06/2026** (*includes transferrable warranty*)
- Lawn Sprinkler System in Front Yard
- Mature Landscaping & Bushes in Front Yard
- Large Raised Flower Beds in Backyard (*included*)
- Large Rear Concrete Patio (17' x 17')
- Wood Privacy Fencing with Man-Gate at East Side of Home
- New Landscaping & Sod in Back Yard
- New Fire Pit Seating Area
- New Canada Red Flowering Cherry Tree in Front Yard - **06/2026**
- Concrete Pad in Back Yard (*ready for possible future shed or pergola*)

Utilities

Average Electric/Gas/Heating Combined Bill • \$ 130.00/month
• (*Xcel Energy*)

Average Water/Sewer/Trash Bill Combined • \$ 95.00/month
• (*Town of Milliken*)

Settlers Village HOA Dues • \$ 200.00/annual
• *Metro District members allowed free access to the Milliken Waterworks Pool (dog friendly).*
• *Property is part of the Centennial Crossing Metro District*

2025 Property Taxes : • \$ 4,073.00