



Duplex  
**Valley 3311**  
Cadence Collection at Wolf Ranch

**NEW HOME SPECIALIST**

Call Us @ (719) 662-2605



**Priced From**  
**\$420,300**

**3 Elevations Available**

-  **2** Bedrooms
-  **2** Bathrooms
-  **1,058+** Sq. Ft.
-  **1** Car Garage

Valley 3311 is Cadence's duplex opener — the only duo where both sides of the common wall carry the same plan. Unit 1.1 and Unit 1.2 are identical Valleys, mirrored: buyer picks the side. Each unit: one-car garage, covered porch, island kitchen with pantry, a nearly-sixteen-foot great room, rear patio. Primary suite on the common-wall side with walk-in and dedicated bath; secondary bedroom near the entry; second bath. Less to maintain, an accessible-price entry into Cadence's ranch program.



All square footage is approximate. Renderings are artist's conceptions and may vary slightly from the actual home. Homes may be built in reverse of plans shown, depending on site conditions. Minor architectural changes may be made occasionally at the option of the builder. Please contact your Sales Consultant for details.

