

1863 Frost Drive

WINDSOR, CO 80550



PRICE
\$789,000

PLAN
Plan 3

LOCATION
Festival at RainDance

FEATURES

-  4 Bedrooms
-  3.0 Bathrooms
-  2,752 Sq. Ft.
-  3 Car Garage

The Plan 3 at Festival at RainDance by Trumark Homes features a 3-car tandem garage off the front of the home. The expansive two-story plan offers 2,752 Sq. Ft. of living space with four bedrooms, a loft, large flex office on the main floor and three baths. Beyond the entrance hall is the gourmet kitchen featuring a spacious walk-in pantry and a center preparation island. This island overlooks the open-ceiling dining room and the great room, complete with a modern gas fireplace. The kitchen includes 42" deluxe white cabinetry, Blanca Arabescato quartz countertops on the perimeter and Meridian Gray quartz on the island with a stunning gray tile backsplash, Beko stainless steel appliance package with a 5-burner gas cooktop, a convection oven, a built-in microwave, and a dishwasher. This room conveniently connects to the flex office and the covered outdoor room overlooking the fully fenced and landscaped yard.

Upstairs, you'll find a loft with floor to ceiling windows, and two secondary bedrooms connected by an ensuite bathroom with dual sinks. The primary suite offers a luxurious, spa-like bathroom with an oversized shower and freestanding tub. An expansive walk-in closet completes the primary suite. The second floor large laundry room includes a sink and cabinets. The home comes with 6 ½" engineered hardwood flooring in the entry, kitchen, dining and great room with luxurious carpet in bedrooms, deluxe primary shower tile to the ceiling with mosaic tile shower pan, spacious 10-foot ceilings on the main floor and 9-foot ceilings upstairs and in the full unfinished basement, complete with a bath and wet bar rough in, a garage service door, insulated steel garage door with opener, tankless water heater, dual furnaces, dual A/C, and so much more!

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FESTIVAL PLAN 3 FLOOR PLAN

FESTIVAL • 50' LOTS

2,752 – 3,786 Sq. Ft. • 4 – 6 Bedrooms • 3 – 5 Baths

RESIDENCE 3



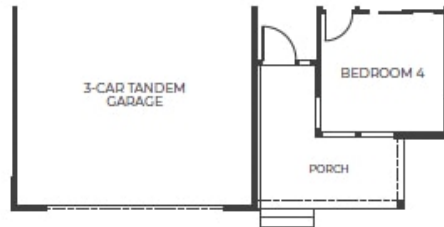
ELEVATION A – MODERN FARMHOUSE



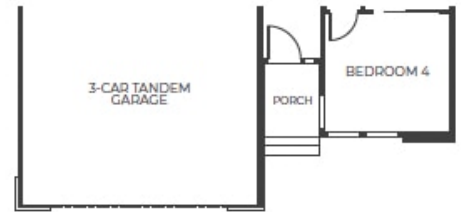
ELEVATION B – MODERN PRAIRIE



ELEVATION C – MODERN MOUNTAIN



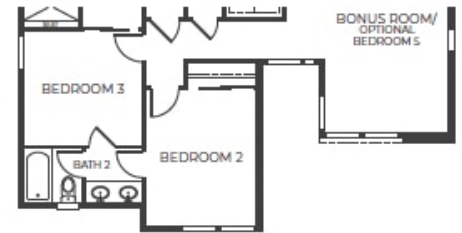
ELEVATION B
FIRST FLOOR



ELEVATION C
FIRST FLOOR



ELEVATION B
SECOND FLOOR



ELEVATION C
SECOND FLOOR

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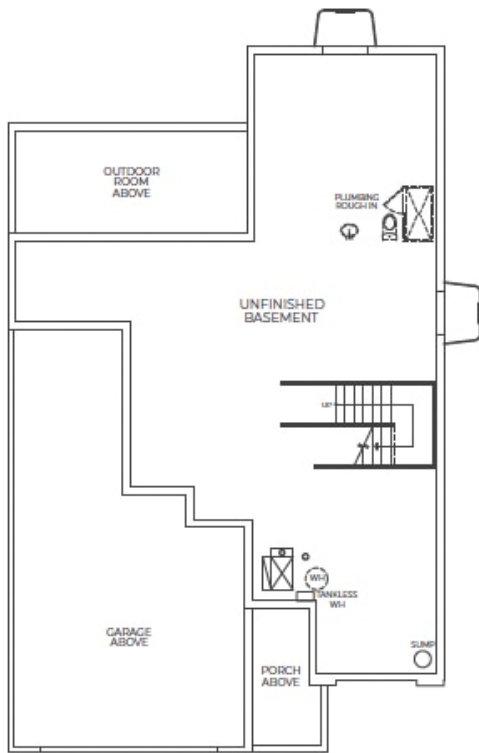
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FESTIVAL PLAN 3 FLOOR PLAN

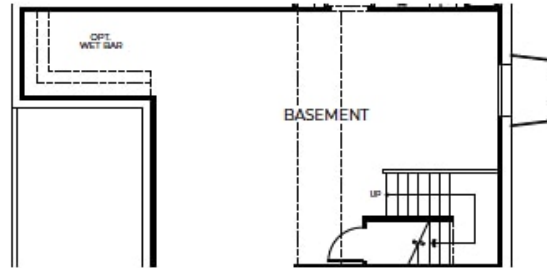
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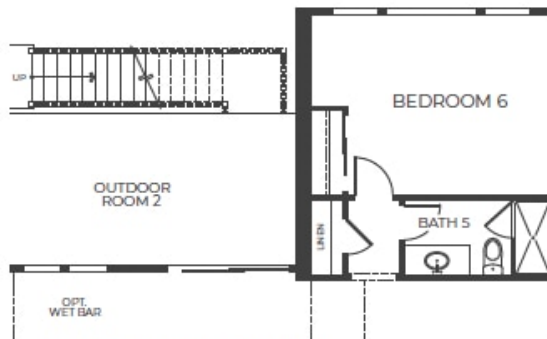
RESIDENCE 3



ELEVATION A
BASEMENT



OPTIONAL
FINISHED BASEMENT



BASEMENT WALK-OUT WITH
BEDROOM 6 AND BATH 5
Approx. 1,034 Sq. Ft.

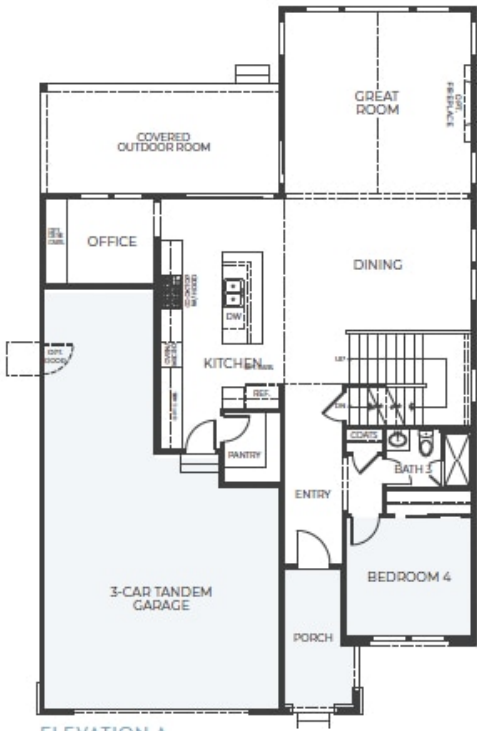
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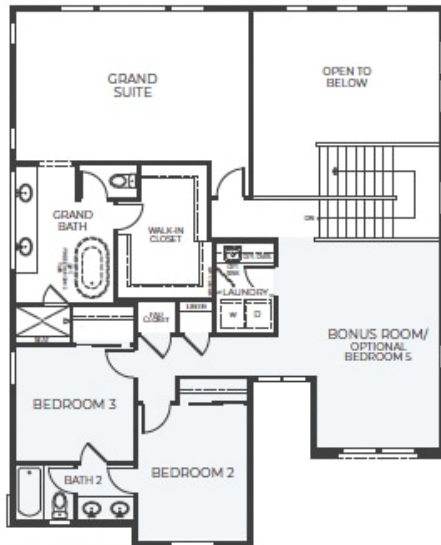
FESTIVAL PLAN 3 FLOOR PLAN

FESTIVAL • 50' LOTS
2,752 – 3,786 Sq. Ft. • 4 – 6 Bedrooms • 3 – 5 Baths

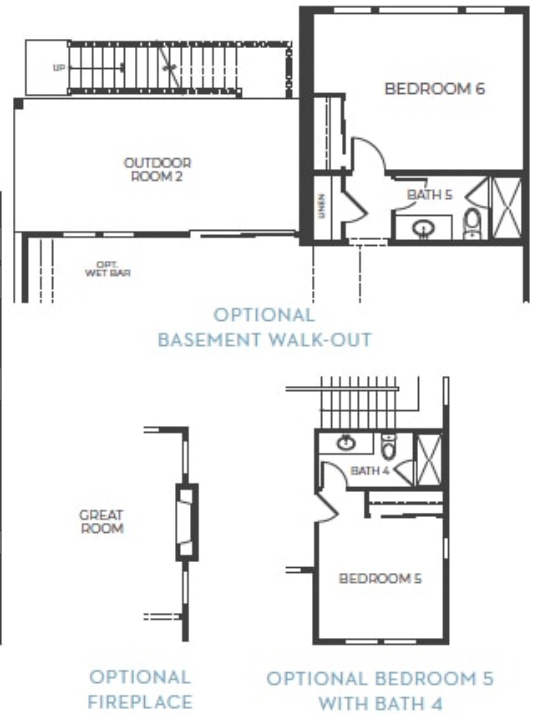
RESIDENCE 3



ELEVATION A
FIRST FLOOR
Approx. 1,363 Sq. Ft.



ELEVATION A
SECOND FLOOR
Approx. 1,389 Sq. Ft.



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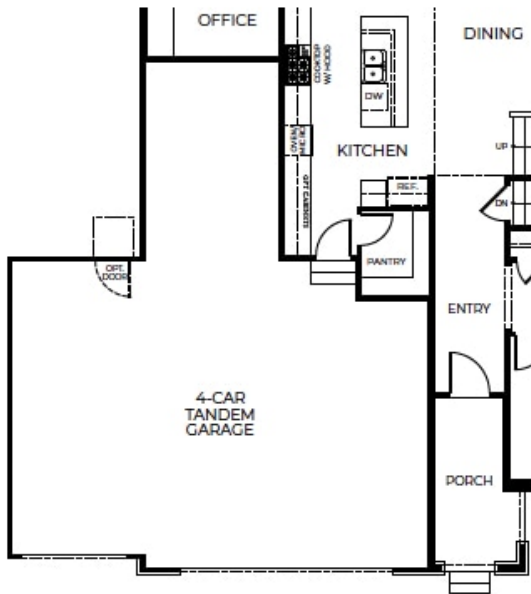
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FESTIVAL PLAN 3 FLOOR PLAN

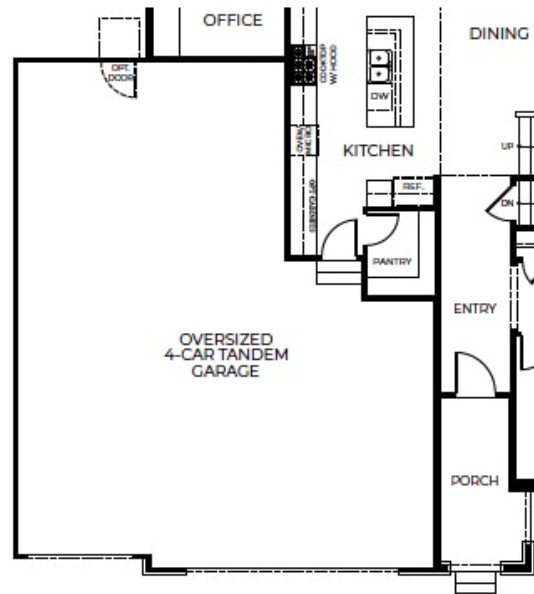
FESTIVAL • 50' LOTS

2,752 – 3,786 Sq. Ft. • 4 – 6 Bedrooms • 3 – 5 Baths

RESIDENCE 3



OPTIONAL 4-CAR
TANDEM GARAGE
AT FIRST FLOOR



OPTIONAL OVERSIZED
4-CAR TANDEM GARAGE
AT FIRST FLOOR