

# 1738 Beachside Drive

WINDSOR, CO 80550



PRICE  
**\$799,900**

PLAN  
The Huntington

LOCATION  
Pelican Shores at Water Valley

FEATURES  
🛏 4 Bedrooms  
🛁 3.0 Bathrooms  
📏 3,200 Sq. Ft.  
🚗 2 Car Garage

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Homesite 61 at Pelican Shores, The Huntington, features an inviting covered porch with a secondary bedroom off the front of the home. This expansive two-story home offers 3,200 Sq. Ft. of living space. Head down the entry hall to the main living area, and you'll find a multi-functional great room, dining, and open kitchen. The gourmet kitchen includes a center preparation island overlooking the spacious dining and great room. This home includes granite countertops in the kitchen, bathrooms, and laundry room. The premium stainless steel appliance package comes with a Zephyr chimney hood. To the left you'll find the spacious master suite featuring a stunning spa-like bathroom with dual sinks, an optional free-standing tub, and a walk-in closet.

The second floor includes 2 secondary bedrooms, a bathroom, and an open game room with an optional wet bar. This home also comes with extensive LVP flooring in entry, kitchen, powder baths, and dining room, per plan, carpet in bedrooms, Delta plumbing features, and much more!



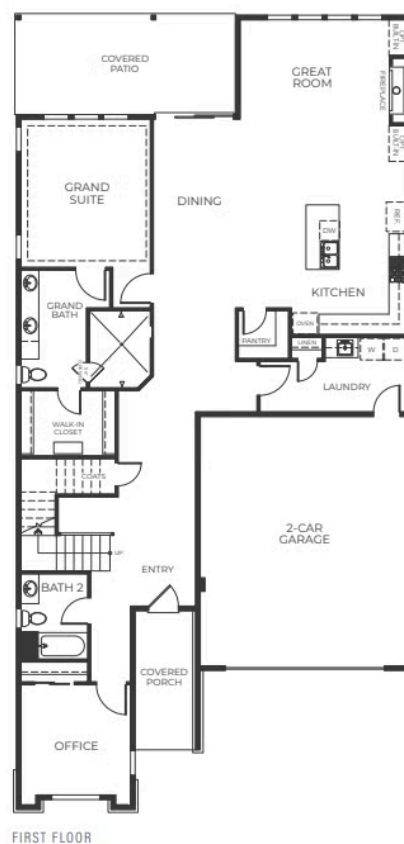
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## THE HUNTINGTON FLOOR PLAN



**THE HUNTINGTON**  
Two-Story Home • 3,200 Total Sq. Ft.  
4 Bedrooms • 3 Bathrooms



New Home Specialist | (720) 704-1472 | [Sales@TrumarkHomes.com](mailto:Sales@TrumarkHomes.com)

**Sales Gallery** | 1784 Barefoot Dr., Windsor, Colorado 80550 | [VIP-PelicanShores.com](http://VIP-PelicanShores.com)

*Preliminary*

This is not an offer to sell but is intended for information only. The developer reserves the right to make modifications to materials, specifications, plans, pricing, various fees, designs, scheduling and delivery of homes without prior notice. Square footage is approximate. Plan and dimensions may contain minor variations from floor to floor. Rendering is artist's conception and does not reflect actual homesites. ©

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