

# The Newport

PELICAN SHORES AT WATER VALLEY



## PRICE

**\$730,000**

## FEATURES

-  3 Bedrooms
-  2.5 Bathrooms
-  3,086 Sq. Ft.
-  2 Car Garage

Pelican Shores' plan 7, The Newport, is an expansive two-story home offering 3,086 Sq. Ft. of living space. As you walk in, you are greeted by the gourmet kitchen, featuring a walk-in pantry and a center preparation island overlooking the spacious great room and back covered patio. This home includes granite countertops in the kitchen, bathrooms, and laundry room. The stainless steel appliance package comes with a Zephyr chimney hood. To the right of the entryway, you'll find the luxurious master suite. The room includes a stunning spa-like bathroom with dual sinks, an optional free-standing tub, and a spacious walk-in closet.

Upstairs, you'll find the spacious game room with storage and an optional wet bar. The second floor also features two secondary bedrooms, a bath, and office space. This home also comes with water-resistant laminate in the entry and kitchen, carpet in bedrooms, Delta plumbing features, and much more!



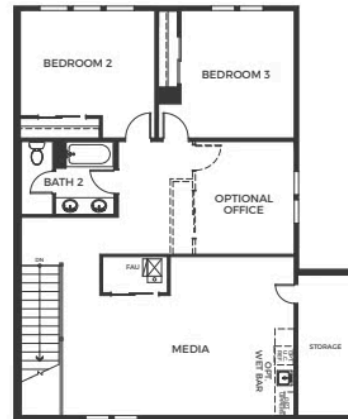
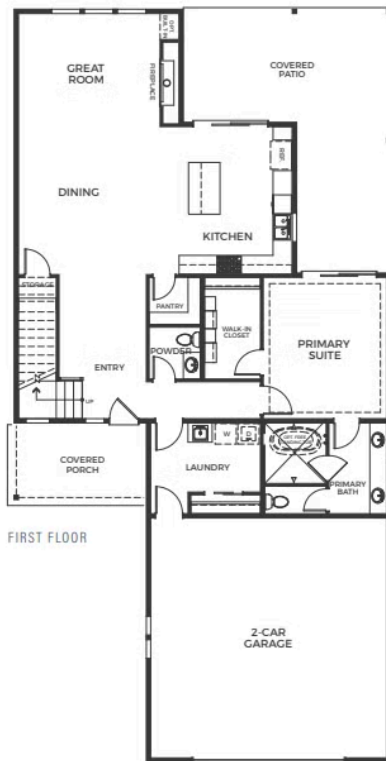
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## THE NEWPORT FLOOR PLAN



**THE NEWPORT**  
Two-Story Home • 3,086 Total Sq. Ft.  
3 Bedrooms + Office • 2.5 Bathrooms



New Home Specialist | (720) 704-1472 | Sales@TrumarkHomes.com  
Sales Gallery | 1784 Barefoot Dr., Windsor, Colorado 80550 | [VIP-PelicanShores.com](http://VIP-PelicanShores.com) Preliminary  
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