

1744 Barefoot Drive

WINDSOR, CO 80550



PRICE
\$744,900

PLAN
The Newport

LOCATION
Pelican Shores at Water Valley

FEATURES
🛏 3 Bedrooms
🚿 2 Ba, 1 Half Ba
📏 3,086 Sq. Ft.
🚗 2 Car Garage

Hello Sunshine, Hello Home! First Year 2.875% (5.888% APR)* [Learn More -->](#)

Pelican Shores' Plan 7, The Newport, is an expansive two-story luxury patio home offering 3,086 Sq. Ft. Upon entering you are greeted by the gourmet kitchen with stainless steel appliances, zephyr chimney hood, quartz countertops, a walk-in pantry and center preparation island overlooking the spacious great room and covered back patio. Adjacent is the main floor primary suite with a luxurious, spa-like bathroom with dual sinks and a walk-in closet.

Upstairs, you'll find a spacious game room with storage and two secondary bedrooms, bath, and space for a home office. Flooring includes extensive White Oak wide plank LVP, carpet in bedrooms, contemporary bath fixtures, a tankless water heater, an insulated steel garage door, and much more! Key Features: • 3,086 finished sq. ft, 3 bedrooms, 2.5 bathrooms • Gourmet kitchen with Nantucket maple stained cabinets w/soft close feature • Quartz countertops throughout • Tiled gas fireplace in great room • Main floor primary suite with spa-like bathroom • Large, covered patio w/access from primary suite • Close to private beach and clubhouse.

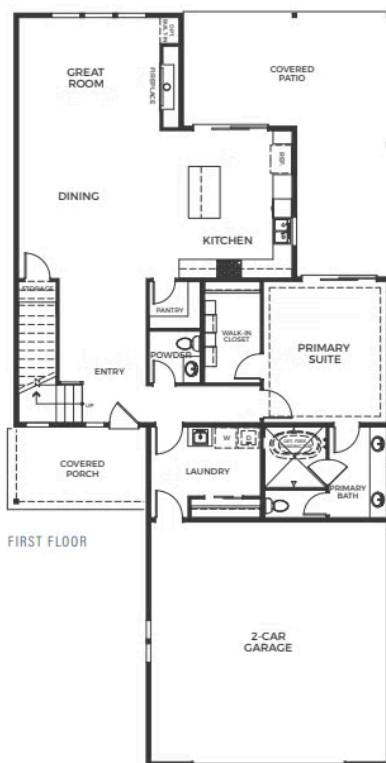
Key Features Include: 3,086 finished sq. ft., 3 bedrooms, 2.5 bathrooms, a gourmet kitchen with Nantucket maple-stained cabinets featuring soft-close hardware, quartz countertops throughout, a tiled gas fireplace in the great room, a main-floor primary suite with a spa-like bathroom, a large covered patio with access from the primary suite, and proximity to a private beach and clubhouse.

THE NEWPORT FLOOR PLAN

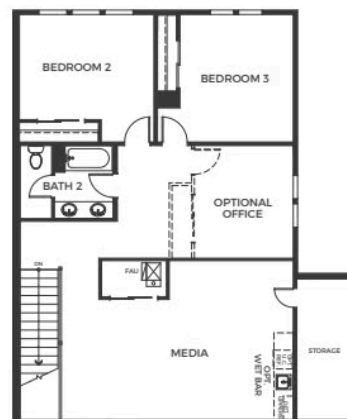


THE NEWPORT

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



FIRST FLOOR



SECOND FLOOR

New Home Specialist | (720) 704-1472 | Sales@TrumarkHomes.com

Sales Gallery | 1784 Barefoot Dr., Windsor, Colorado 80550 | 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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