

1792 Barefoot Drive

WINDSOR, CO 80550



PRICE
\$674,900

PLAN
The Newport

LOCATION
Pelican Shores at Water Valley

FEATURES

-  3 Bedrooms
-  2 Ba, 1 Half Ba
-  3,086 Sq. Ft.
-  2 Car Garage

Pelican Shores' Plan 7, The Newport, is an expansive two-story luxury patio home encompassing 3,086 square feet. Upon entry, you're welcomed by a gourmet kitchen outfitted with stainless steel appliances, a Zephyr chimney hood, quartz countertops, a walk-in pantry, and a center preparation island. This space seamlessly flows into the spacious great room and a covered back patio, creating an ideal setting for entertaining and relaxation. Nearby, the main floor primary suite features a luxurious, spa-like bathroom complete with dual sinks and a walk-in closet, as well as private access to the patio.

The upper level of the home features a spacious game room with built-in storage, two secondary bedrooms, a full bathroom, and a versatile area that can serve as a home office. Additional interior highlights include 5-inch Timber Brushed Bronze wide plank luxury vinyl plank flooring, carpeted bedrooms, contemporary bathroom fixtures, a tiled gas fireplace in the great room, and thoughtful touches such as a tankless water heater and an insulated steel garage door.

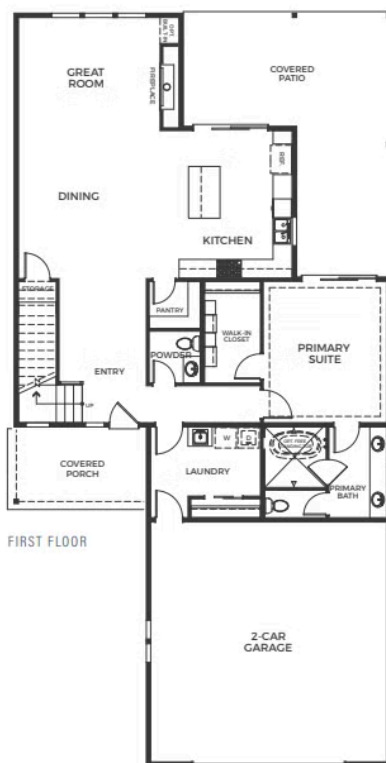
The kitchen is further enhanced with Nantucket maple-stained cabinets featuring soft-close technology, and quartz countertops extend throughout the home. The property also benefits from its proximity to a private beach and clubhouse, offering a lifestyle of comfort and convenience.

THE NEWPORT FLOOR PLAN

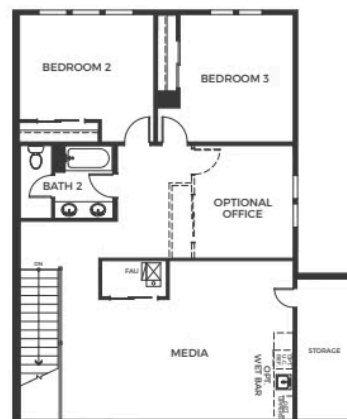


THE NEWPORT

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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