

# 1733 Beachside Drive

WINDSOR, CO 80550



PRICE  
**\$1,149,900**

PLAN  
The Waterfront

LOCATION  
Pelican Shores at Water Valley

## FEATURES

-  3 Bedrooms
-  3.0 Bathrooms
-  2,669 Sq. Ft.
-  2 Car Garage

Homesite 31 at Pelican Shores is a charming single-story luxury patio home offering 2,669 Sq. Ft. of living space backing up to the serene Pelican Lakes. Off the front of the home is a secondary bedroom with an en-suite bath and walk-in closet. Past the entryway, you'll find the gourmet kitchen featuring a walk-in pantry and a center preparation island overlooking the spacious dining area, a great room with a modern linear gas fireplace, and covered back patio. This home includes full overlay cabinet doors with white finish, Calacatta Classique quartz countertops in the kitchen, bathrooms, and laundry room. The stainless steel appliance package comes with a Zephyr chimney hood. Adjacent is the secondary and primary bedrooms. The primary bedroom consists of a luxurious spa-like bathroom with dual sinks and a walk-in closet. This home also comes with extensive LVP flooring in entry, kitchen, powder baths, and dining room, per plan, carpet in bedrooms, a tankless water heater, an insulated steel garage door, and much more!



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## THE WATERFRONT FLOOR PLAN



### THE WATERFRONT


One-Story Home • 2,669 Total Sq. Ft.  
3 Bedrooms • 3 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*

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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