

# 1711 Branching Canopy Drive

WINDSOR, CO 80550



PRICE  
**\$874,900**

PLAN  
Plan 1

LOCATION  
Sugar Hills at RainDance

## FEATURES

-  4 Bedrooms
-  3.5 Bathrooms
-  2,461 Sq. Ft.
-  3 Car Garage

Homesite 3 at Sugar Hills at RainDance by Trumark Homes features an inviting porch with secondary bedrooms and a shared bathroom off the front of the home. The expansive single-story home offers 2,461 Sq. Ft. of living space with four bedrooms and three and a half baths. Past the entrance hall is the gourmet kitchen, featuring a spacious walk-in pantry and a center preparation island, which overlooks the dining and great rooms, complete with a modern gas fireplace. The kitchen includes 42" dust stained shaker style cabinetry, Carrara Delphi quartz countertops with tile backsplash, stainless steel appliance package with 5-burner gas cooktop, convection oven, built-in microwave, and dishwasher.

Off the dining area, you'll find an in-home office space and additional secondary bedroom with an ensuite bath. The expansive primary suite offers a contemporary, spa-like bathroom with dual sinks, oversized walk-in shower, and freestanding tub. This bathroom is complete with a spacious walk-in closet. The home also comes with 5" natural stained engineered flooring throughout entry, kitchen, dining and great room, luxurious carpet in bedrooms, deluxe primary shower tile with mosaic tile shower pan, spacious 10-foot ceilings on the main floor and 9' in the basement, tankless water heater, AC, insulated steel garage door, full yard fencing and landscaping, and much more!



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## SUGAR HILLS PLAN 1 FLOOR PLAN

SUGAR HILLS • 60' LOTS  
2,461 - 3,966 Sq. Ft. • 4 - 5 Bedrooms • 3.5 - 4.5 Baths

RESIDENCE 1



ELEVATION A – MODERN FARMHOUSE



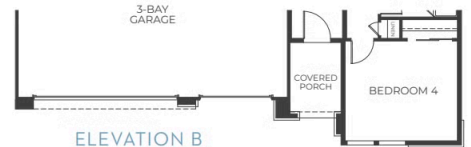
ELEVATION B – MODERN PRAIRIE



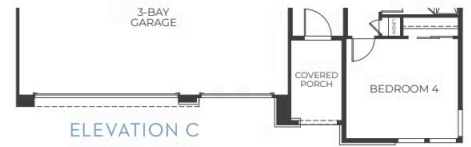
ELEVATION C – MODERN MOUNTAIN



ELEVATION A  
FIRST FLOOR



ELEVATION B  
FIRST FLOOR



ELEVATION C  
FIRST FLOOR

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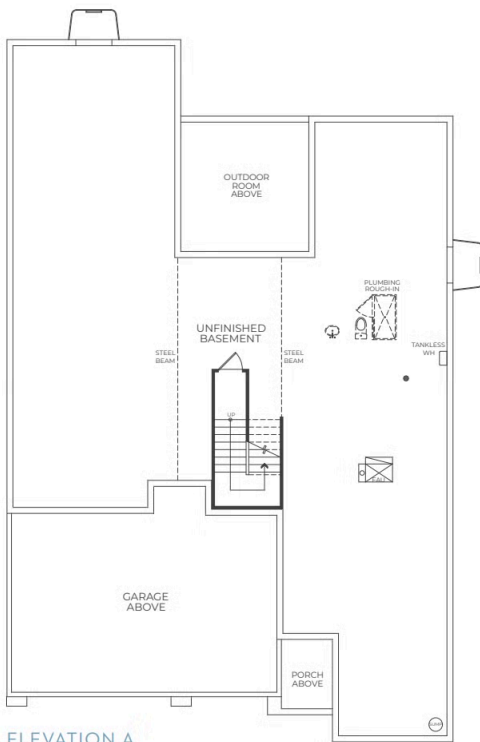
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## SUGAR HILLS PLAN 1 FLOOR PLAN

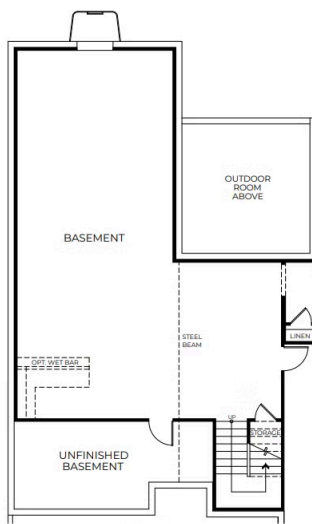
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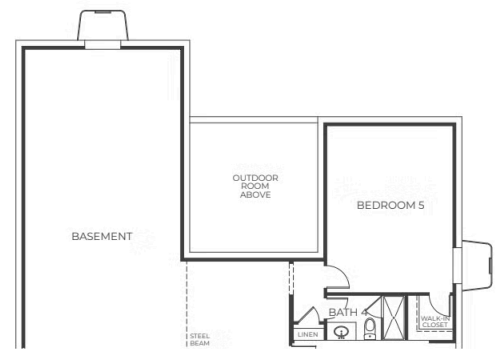
RESIDENCE 1



ELEVATION A  
BASEMENT



OPTIONAL  
FINISHED BASEMENT



OPTIONAL BEDROOM 5 WITH  
BATH 4 IN BASEMENT