

# 1716 Branching Canopy Drive

WINDSOR, CO 80550



PRICE  
**\$1,275,000**

PLAN  
Plan 2

LOCATION  
Sugar Hills at RainDance

## FEATURES

-  5 Bedrooms
-  5.0 Bathrooms
-  4,126 Sq. Ft.
-  3 Car Garage

Homesite 2 at Sugar Hills at RainDance by Trumark Homes is a single-story home offering 4,126 sq. ft. of living space, featuring five bedrooms and five bathrooms. Just beyond the entryway, you'll find an in-home office and a teen room leading to the secondary bedrooms, each with ensuite bathrooms. Further into the home, the great room boasts a modern gas fireplace and connects to a covered outdoor room, accessible from both the dining room and great room. A center-meet sliding door opens to an oversized covered patio and professionally landscaped yard. The gourmet kitchen is designed for entertaining, with a spacious walk-in pantry, a central preparation island, 42" white and sage-stained shaker-style cabinetry, honed quartzite countertops with a tile backsplash, and a stainless steel appliance package, including a 5-burner gas cooktop, convection oven, built-in microwave, and dishwasher.

The contemporary primary suite offers a spa-like retreat, complete with two sinks, a walk-in shower, a luxurious freestanding tub, and two spacious walk-in closets. Downstairs, the finished basement includes a bedroom, a full bathroom, and a wet bar for easy entertaining.

Additional features include beautiful custom woodwork and lighting in the entry and kitchen, luxurious carpeting in the bedrooms, deluxe primary shower tile with a mosaic shower pan, spacious 10-foot ceilings on the main floor, 9-foot ceilings on the upper floor and basement, a tankless water heater, air conditioning, an insulated steel 3-car garage door, and full furnishings. The seller of this property is GTIS-Trumark Model Acquisitions LLC.



# 1716 Branching Canopy Drive

WINDSOR, CO 80550

## SUGAR HILLS PLAN 2 FLOOR PLAN

SUGAR HILLS • 60' LOTS  
2,733 - 4,126 Sq. Ft. • 4 - 5 Bedrooms • 4 - 5 Baths

RESIDENCE 2



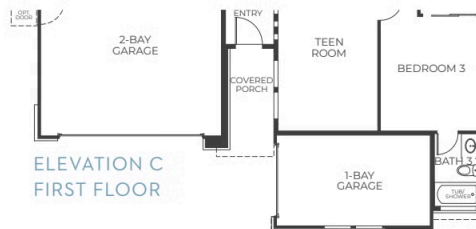
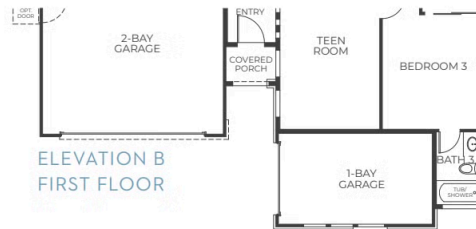
ELEVATION A - MODERN FARMHOUSE



ELEVATION B - MODERN PRAIRIE



ELEVATION C - MODERN MOUNTAIN



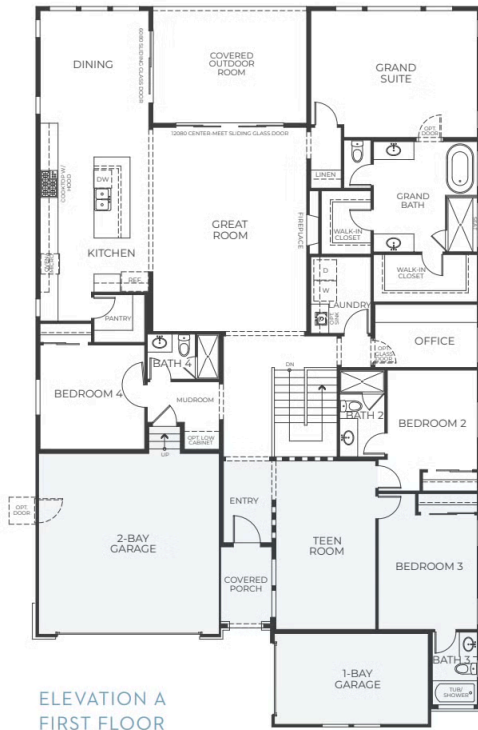
# 1716 Branching Canopy Drive

WINDSOR, CO 80550

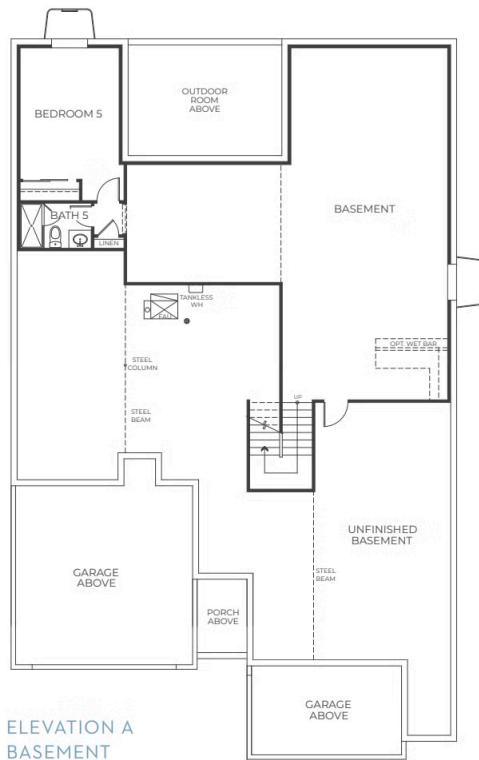
## SUGAR HILLS PLAN 2 FLOOR PLAN

SUGAR HILLS • 60' LOTS  
2,733 - 4,126 Sq. Ft. • 4 - 5 Bedrooms • 4 - 5 Baths

RESIDENCE 2



ELEVATION A  
FIRST FLOOR



ELEVATION A  
BASEMENT