

# 1720 Branching Canopy Drive

WINDSOR, CO 80550



## PRICE

**\$1,299,000**

## PLAN

Plan 4

## LOCATION

Sugar Hills at RainDance

## FEATURES

-  5 Bedrooms
-  5 Ba, 1 Half Ba
-  3,662 Sq. Ft.
-  3 Car Garage

Homesite 1 at Sugar Hills at RainDance by Trumark Homes features an inviting courtyard with a secondary bedroom and ensuite bathroom off the front of the home. This spacious, two-story home offers 3,662 Sq. Ft. of living space with five bedrooms and five and a half baths. Beyond the dramatic open-ceiling entryway, you'll find an in-home office, a club room, and a great room with a center meet slider that opens to an oversized covered patio and professionally landscaped yard. The gourmet kitchen features a spacious walk-in pantry and a center preparation island overlooking the dining area, open-ceiling great room, and covered outdoor space. The kitchen includes wood grain European-style cabinetry, honed quartzite countertops with tile backsplash, and a stainless steel appliance package, including a 5-burner gas cooktop, convection oven, built-in microwave, and dishwasher.

Upstairs you'll find additional secondary bedrooms and a teen room. The contemporary primary suite includes a spa-like bathroom with a walk-in shower and luxurious freestanding tub. An expansive walk-in closet completes the primary suite. The home also comes with beautiful custom woodwork and lighting throughout, black interior windows, luxurious carpet in bedrooms, deluxe primary shower tile with mosaic tile shower pan, spacious 10-foot ceilings on the main floor and 9' on the upper floor and basement, tankless water heater and AC, insulated steel 3-car garage door, and fully furnished! The seller of this property is GTIS - Trumark Model Acquisitions LLC.



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## SUGAR HILLS PLAN 4 FLOOR PLAN

SUGAR HILLS • 60' LOTS  
3,662 – 4,972 Sq. Ft. • 5 – 6 Bedrooms • 5.5 – 6.5 Baths

RESIDENCE 4



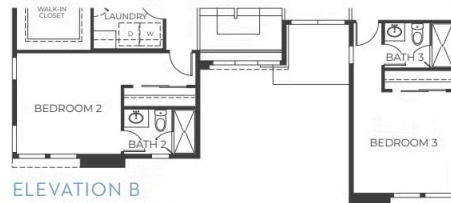
ELEVATION A – MODERN FARMHOUSE



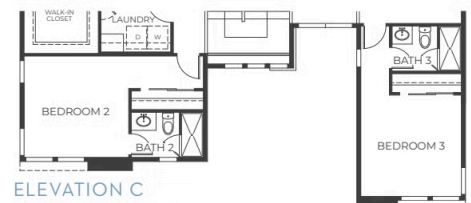
ELEVATION B – MODERN PRAIRIE



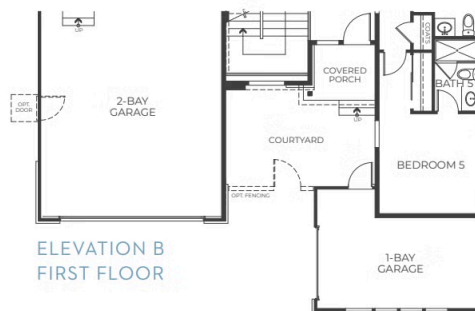
ELEVATION C – MODERN MOUNTAIN



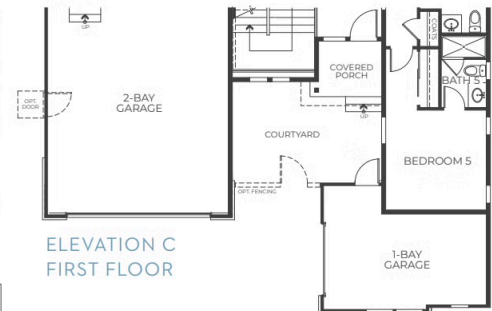
ELEVATION B  
SECOND FLOOR



ELEVATION C  
SECOND FLOOR



ELEVATION B  
FIRST FLOOR



ELEVATION C  
FIRST FLOOR

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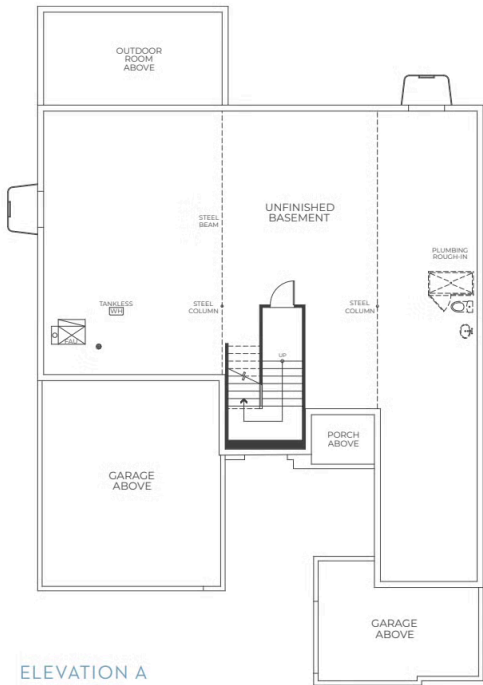
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ELEVATION A  
BASEMENT



OPTIONAL FINISHED BASEMENT

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