

# 1715 Branching Canopy Drive

WINDSOR, CO 80550



PRICE  
**\$853,900**

PLAN  
Plan 5

LOCATION  
Sugar Hills at RainDance

## FEATURES

-  4 Bedrooms
-  3.0 Bathrooms
-  2,752 Sq. Ft.
-  3 Car Garage

Homesite 2 at Sugar Hills at RainDance by Trumark Homes features an oversized 3-car tandem garage off the front of the home. The expansive two-story plan offers 2,752 Sq. Ft. of living space with four bedrooms and three baths. Beyond the entrance hall is the gourmet kitchen featuring a spacious walk-in pantry and a center preparation island. This island overlooks the open-ceiling dining room and the great room, complete with an optional modern gas fireplace. The kitchen includes 42" deluxe Moonlight stained shaker style cabinetry, Calacatta Ball quartz countertops with tile backsplash, stainless steel appliance package with 5-burner gas cooktop, convection oven, built-in microwave, and dishwasher. This room conveniently connects to the office and the covered outdoor room.

Upstairs, you'll find a bonus room and two secondary bedrooms connected by an ensuite bathroom with dual sinks. The primary suite offers a luxurious, spa-like bathroom with a walk-in shower and a freestanding tub. An expansive walk-in closet completes the primary suite. The home comes with 5" engineered flooring in the entry and kitchen, luxurious carpet in bedrooms, deluxe primary shower tile with mosaic tile shower pan, spacious 9 or 10 foot ceilings, insulated steel garage door, tankless water heater and AC, and much more!



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## SUGAR HILLS PLAN 5 FLOOR PLAN

SUGAR HILLS • 60' LOTS  
2,752 Sq. Ft. • 4 Bedrooms • 3 Baths

RESIDENCE 5



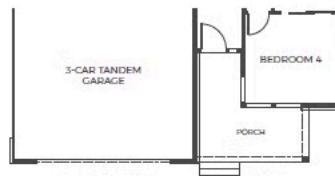
ELEVATION A – MODERN FARMHOUSE



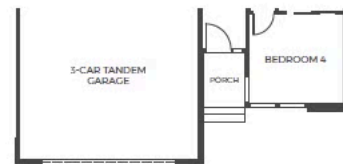
ELEVATION B – MODERN PRAIRIE



ELEVATION C – MODERN MOUNTAIN



ELEVATION B  
FIRST FLOOR



ELEVATION C  
FIRST FLOOR



ELEVATION B  
SECOND FLOOR



ELEVATION C  
SECOND FLOOR

(970) 695-9883 | [SalesCO@TrumarkHomes.com](mailto:SalesCO@TrumarkHomes.com)

Sales Gallery | 1716 Branching Canopy Drive | Windsor, CO 80550 | [VIP-RainDance.com](http://VIP-RainDance.com)

PRELIMINARY AND SUBJECT TO CHANGE

Floor plans and renderings are artists' conceptions and for representational purposes 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 footages are approximate. Plans and dimensions may contain minor variations from floor to floor. Homes shown do not represent actual homesites. 3/2023. @

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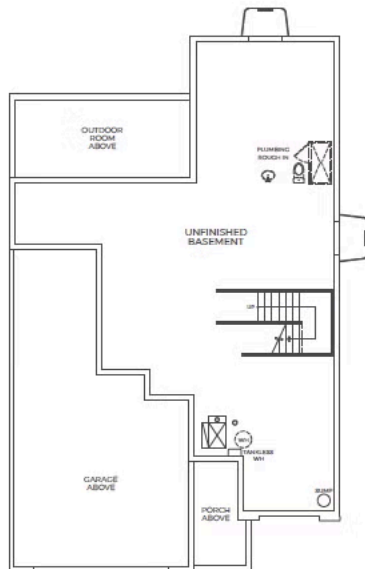
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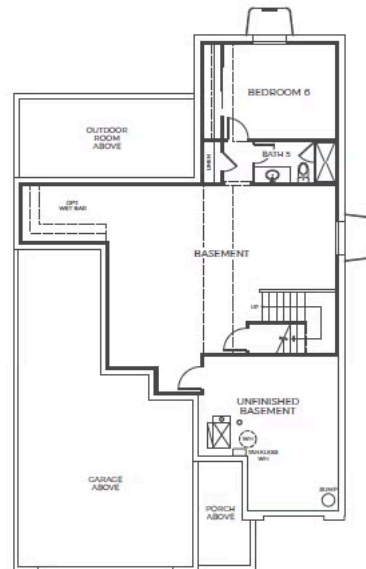
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RESIDENCE 5



ELEVATION A  
BASEMENT



OPTIONAL FINISHED  
BASEMENT

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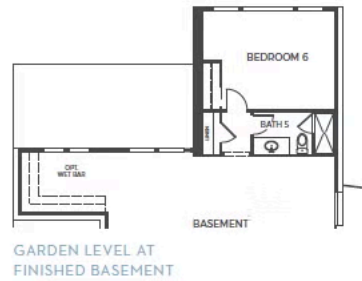
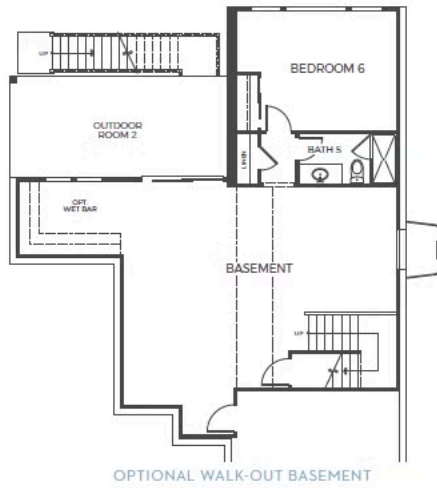
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