

# 1714 Branching Canopy Drive

WINDSOR, CO 80550



PRICE  
**\$897,900**

PLAN  
Plan 6

LOCATION  
Sugar Hills at RainDance

## FEATURES

-  5 Bedrooms
-  4.0 Bathrooms
-  2,875 Sq. Ft.
-  3 Car Garage

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Homesite 3 at Sugar Hills at RainDance by Trumark Homes is a contemporary two-story home with an oversized 3-car garage offering 2,875 Sq. Ft. of living space with five bedrooms and four baths. The home features an inviting porch with a secondary bedroom and ensuite bathroom off the front of the home. Beyond the entrance hall is the gourmet kitchen featuring a spacious walk-in pantry and a center preparation island that overlooks the light-filled, open-ceiling great room. The kitchen includes 42" deluxe white shaker cabinetry, New Calacatta Classique quartz countertops with tile backsplash, Beko stainless steel appliance package with a 5-burner gas cooktop, a convection oven, a built-in microwave, and a dishwasher.

Upstairs you'll find a teen room connecting the three secondary bedrooms with ensuite baths. The primary suite offers a stunning, spa-like bathroom with dual sinks, a walk-in shower, and a freestanding tub. An expansive walk-in closet completes the primary suite. The home comes with extensive 5" engineered wood flooring in the entry and kitchen, 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, an insulated oversized steel garage door, full yard fencing, a tankless water heater, air conditioning, and much more!



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## SUGAR HILLS PLAN 6 FLOOR PLAN

SUGAR HILLS • 60' LOTS  
2,875 Sq. Ft. • 5 Bedrooms • 4 Baths

RESIDENCE 6



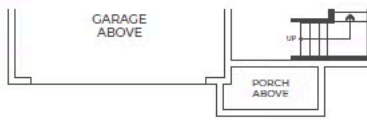
ELEVATION A – MODERN FARMHOUSE



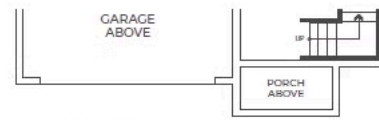
ELEVATION B – MODERN PRAIRIE



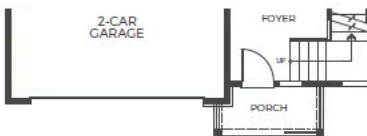
ELEVATION C – MODERN MOUNTAIN



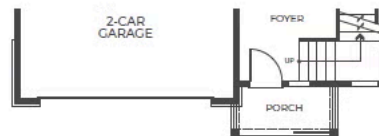
ELEVATION B  
BASEMENT



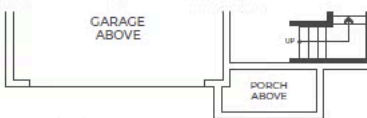
ELEVATION C  
BASEMENT



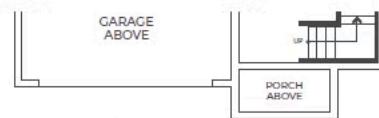
ELEVATION B  
FIRST FLOOR



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. ©

TRUMARKHOMES

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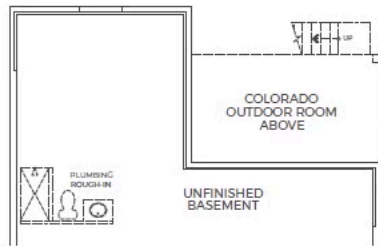
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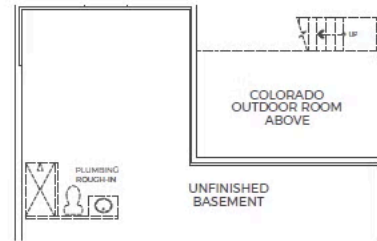
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OPTIONAL WALK-OUT BASEMENT



GARDEN LEVEL AT FINISHED BASEMENT

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