

\$399,999 - 246 Rock Bridge Ln 3, Windsor

MLS® #1042221

\$399,999

3 Bedroom, 4.00 Bathroom, 1,792 sqft
Attached Dwelling on 0.05 Acres

Water Valley, Windsor, CO

Beautiful end-unit townhome with a private, fenced yard surrounded by mature trees and opens to a green space. Attached 2-car garage. This tranquil setting offers rare privacy in the vibrant, amenity-rich Water Valley community. The home features vaulted ceilings, large windows, and updated finishes throughout. Enjoy an open main level that flows from the living room with gas fireplace to the dining area, refreshed kitchen, and powder room. Upstairs boasts two spacious primary bedrooms, both with en-suite bathrooms and walk-in closets, plus convenient laundry on the landing. The finished basement, including a full bath and egress window, can be used as a nonconforming 3rd bedroom, office, rec room, or flex space. Low-maintenance living with HOA covering snow removal, irrigation, mowing (including inside the fence), water, trash, and partial exterior building maintenance and insurance. Updates include flooring, interior paint, fireplace surround and mantel, kitchen refresh, window blinds, ceiling fans, basement bathroom vanity and wainscoting, and new hot water heater in Dec 2022. Seller is offering a one year home warranty. Resort-style amenities just steps away include multiple lakes for paddleboarding, fishing, kayaking, and swimming, plus sandy beaches, walking/biking trails, tennis & pickleball courts, Pelican Lakes Golf Courses, and restaurants. This golf cart friendly community is connected to the Raindance neighborhood featuring additional dining, Raindance National Golf



Course, and Hoe Down Hill. Optional pool and athletic club memberships available. Conveniently located near Fort Collins, Loveland, Greeley, shopping, and entertainment. A rare opportunity to enjoy a lifestyle that feels like a vacation every day!

Built in 2000

Essential Information

MLS® #	1042221
Price	\$399,999
Bedrooms	3
Bathrooms	4.00
Full Baths	2
Half Baths	1
Square Footage	1,792
Acres	0.05
Year Built	2000
Type	Attached Dwelling
Sub-Type	Attached Dwelling
Style	Contemporary/Modern
Status	Active

Community Information

Address	246 Rock Bridge Ln 3
Area	Windsor
Subdivision	Water Valley
City	Windsor
County	Weld
State	CO
Zip Code	80550

Amenities

Amenities	Tennis Court(s), Playground, Park, Hiking/Biking Trails
Utilities	Natural Gas Available, Electricity Available, Cable Available
Parking	Garage Door Opener
# of Garages	2
Garages	Attached

Interior

Interior Features	Satellite Avail, High Speed Internet, Separate Dining Room, Cathedral/Vaulted Ceilings, Open Floorplan, Stain/Natural Trim, Walk-In Closet(s), Two Primary Suites, 9ft+ Ceilings
Appliances	Electric Range/Oven, Dishwasher, Refrigerator, Microwave, Disposal
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
Fireplaces	Gas, Gas Logs Included, Living Room, Single Fireplace
# of Stories	2
Stories	Two

Exterior

Exterior Features	Private Yard, Lighting
Lot Description	Curbs, Gutters, Sidewalks, Corner Lot, Level, Near Golf Course, Abuts Private Open Space, Within City Limits, Lake Access
Windows	Window Coverings, Double Pane Windows
Roof	Composition
Construction	Stone, Composition Siding, Painted/Stained

School Information

District	Weld RE-4
Elementary	Tozer,Mountain View
Middle	Windsor
High	Windsor

Additional Information

Days on Market	58
Zoning	RES

Listing Details

Listing Office	RE/MAX Alliance-FTC South
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