

\$620,000 - 1701 Platte River Dr, Windsor

MLS® #1045574

\$620,000

4 Bedroom, 3.00 Bathroom, 3,018 sqft
Residential on 0.19 Acres

Poudre Heights Sub 2nd Fg, Windsor, CO

Seller's accepted an offer - Open house canceled. Welcome to this beautiful 4-bedroom, 3-bathroom ranch-style home in the desirable Poudre Heights neighborhood of Windsor - with NO METRO TAX! This property combines Colorado charm, functionality, and investment potential, all within walking distance to Eastman Park and the Poudre River Trail. Inside, you'll love the warm, mountain-inspired feel highlighted by knotty alder trim, doors, and cabinetry throughout. The open floorplan offers effortless flow between the spacious living area and the kitchen with granite countertops, stainless-steel appliances, and a large island - ideal for entertaining and everyday living. The finished lower level has been successfully rented as an Airbnb, providing an excellent opportunity to offset your mortgage or host guests in comfort and privacy. Enjoy outdoor living on both the covered front patio and the expansive covered back patio, perfect for morning coffee or relaxing summer evenings. The 3-car garage offers ample space for vehicles, tools, and recreational gear. Located in one of Windsor's most sought-after communities, Poudre Heights features quiet streets, mature trees, and close proximity to parks, open space, and nature trails. Stroll to Eastman Park for playgrounds and sports fields or hop on the Poudre Nature Trail for miles of walking and biking along the river. Additional highlights: Radon mitigation system. No metro district - lower taxes, HOA includes



outside sprinkler water. Open, light-filled layout. Mountain-inspired finishes. Experience the perfect blend of Colorado comfort, community, and lifestyle in this truly special home.

Built in 2006

Essential Information

MLS® #	1045574
Price	\$620,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Square Footage	3,018
Acres	0.19
Year Built	2006
Type	Residential
Sub-Type	Residential-Detached
Style	Contemporary/Modern, Ranch
Status	Active

Community Information

Address	1701 Platte River Dr
Area	Windsor
Subdivision	Poudre Heights Sub 2nd Fg
City	Windsor
County	Weld
State	CO
Zip Code	80550

Amenities

Amenities	Park, Hiking/Biking Trails
Utilities	Natural Gas Available, Electricity Available, Cable Available
# of Garages	3
Garages	Attached

Interior

Interior Features	Satellite Avail, High Speed Internet, Separate Dining Room, Open
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	Floorplan, Pantry, Walk-In Closet(s), Wet Bar, Kitchen Island, 9ft+ Ceilings
Appliances	Gas Range/Oven, Dishwasher, Refrigerator, Trash Compactor
Heating	Forced Air
Cooling	Central Air, Ceiling Fan(s)
# of Stories	1
Stories	One

Exterior

Exterior Features	Lighting
Lot Description	Curbs, Gutters, Sidewalks, Lawn Sprinkler System, Level
Windows	Window Coverings
Roof	Composition
Construction	Wood/Frame, Stone, Composition Siding

School Information

District	Weld RE-4
Elementary	Tozer
Middle	Windsor
High	Windsor

Additional Information

Days on Market	5
Zoning	RES

Listing Details

Listing Office	C3 Real Estate Solutions, LLC
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