

# \$589,990 - 1603 Nathan River Dr, Windsor

MLS® #3343319

**\$589,990**

3 Bedroom, 2.00 Bathroom, 3,041 sqft

Residential on 0.16 Acres

Poudre Heights, Windsor, CO

Unfinished Basement for future customization and storage!

Ask a sales counselor about optional rear yard fencing!!

Welcome to the Granby - a thoughtfully designed ranch-style home that blends comfort, functionality, and style. As you step through the inviting foyer, you'll find two spacious bedrooms and a full bathroom conveniently located to your right, ideal for family or guests. The heart of the home opens into a beautifully integrated kitchen and great room, creating a seamless space for entertaining and everyday living. A unique flex space is tucked away just off the garage, offering privacy and versatility - perfect for a quiet home office, creative studio, or workout area. With a generous three-bay garage and a single-story layout, the Granby offers both convenience and charm in a spacious 1,993 square feet.

Meritage Homes is known for quality construction, innovative design, and exceptional energy efficiency-thanks to features like advanced spray foam insulation. With transparent, all-inclusive pricing, every home includes appliances, blinds, and designer upgrades, ensuring a truly move-in ready experience that reflects our commitment to excellence and sustainability.

Nestled in the heart of Windsor, Poudre



Heights offers the perfect balance of small-town charm and modern convenience. Enjoy nearby parks like Eastman Park and Windsor West Park for outdoor fun. Shop and dine at The Promenade Shops at Centerra or Windsor Town Center, just minutes away. Whether you're planning a family outing, a date night, or a quick errand run, everything you need is right around the corner!

Built in 2025

**Essential Information**

|                |                      |
|----------------|----------------------|
| MLS® #         | 3343319              |
| Price          | \$589,990            |
| Bedrooms       | 3                    |
| Bathrooms      | 2.00                 |
| Full Baths     | 2                    |
| Square Footage | 3,041                |
| Acres          | 0.16                 |
| Year Built     | 2025                 |
| Type           | Residential          |
| Sub-Type       | Residential-Detached |
| Style          | Chalet, Ranch        |
| Status         | Active               |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 1603 Nathan River Dr |
| Area        | Windsor              |
| Subdivision | Poudre Heights       |
| City        | Windsor              |
| County      | Weld                 |
| State       | CO                   |
| Zip Code    | 80550                |

**Amenities**

|              |                                                               |
|--------------|---------------------------------------------------------------|
| Utilities    | Natural Gas Available, Electricity Available, Cable Available |
| # of Garages | 3                                                             |
| Garages      | Attached                                                      |

## Interior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Interior Features | Eat-in Kitchen, Pantry, Walk-In Closet(s), Kitchen Island    |
| Appliances        | Dishwasher, Refrigerator, Washer, Dryer, Microwave, Disposal |
| Heating           | Forced Air                                                   |
| Cooling           | Central Air                                                  |
| Fireplace         | Yes                                                          |
| Fireplaces        | Great Room, Single Fireplace                                 |
| # of Stories      | 1                                                            |
| Stories           | One                                                          |

## Exterior

|              |                                                 |
|--------------|-------------------------------------------------|
| Windows      | Window Coverings, Double Pane Windows           |
| Roof         | Composition                                     |
| Construction | Wood/Frame, Stone, Composition Siding, Concrete |
| Foundation   | Slab                                            |

## School Information

|            |               |
|------------|---------------|
| District   | Weld RE-4     |
| Elementary | Mountain View |
| Middle     | Windsor       |
| High       | Windsor       |

## Additional Information

|                |     |
|----------------|-----|
| Days on Market | 100 |
| Zoning         | RES |

## Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | Kerrie A. Young (Independent) |
|----------------|-------------------------------|

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