

\$719,990 - 1612 Colorado River Dr, Windsor

MLS® #7298523

\$719,990

5 Bedroom, 4.00 Bathroom, 4,131 sqft

Residential on 0.19 Acres

Poudre Heights, Windsor, CO

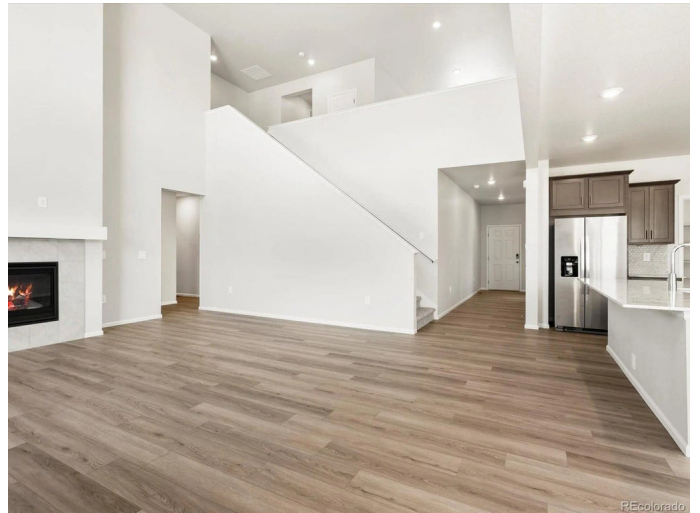
Unfinished Basement for future customization and storage!

Ask a sales counselor about optional rear yard fencing!!

Welcome to The Fraser, a thoughtfully designed two-story home that blends elegance with functionality. At the heart of the home is a breathtaking two-story great room, seamlessly connected to a spacious kitchen and dining area-perfect for entertaining or relaxing with loved ones. The expansive kitchen island serves as a natural gathering spot, ideal for hosting and everyday living. A private guest room on the main floor offers comfort and seclusion, making it perfect for visitors or multi-generational living. With five bedrooms, four full bathrooms, and a generous three-bay garage, The Fraser provides ample space for growing families and those who love to entertain. Experience elevated living in a home that's as stylish as it is welcoming.

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 2024

Essential Information

MLS® #	7298523
Price	\$719,990
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	4,131
Acres	0.19
Year Built	2024
Type	Residential
Sub-Type	Residential-Detached
Style	Chalet
Status	Active

Community Information

Address	1612 Colorado 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
Parking	Tandem
# of Garages	3

Garages	Attached
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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	2
Stories	Two

Exterior

Lot Description	Lawn Sprinkler System, Corner Lot
Windows	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	3
Zoning	RES

Listing Details

Listing Office	Kerrie A. Young (Independent)
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