

\$999,900 - 1313 Morning Side Dr, Erie

MLS® #9863641

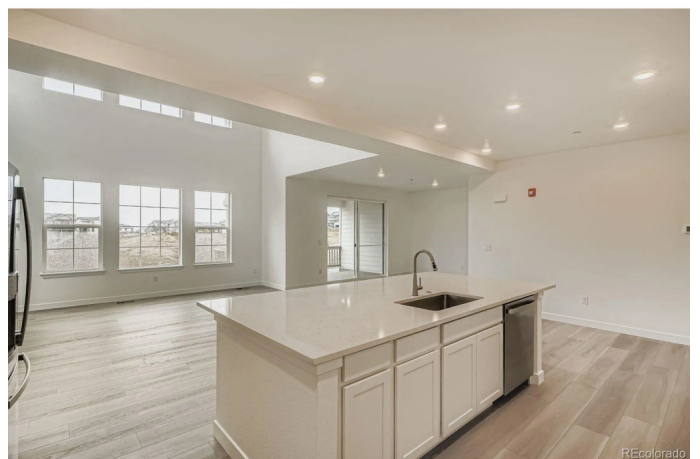
\$999,900

5 Bedroom, 4.00 Bathroom, 4,266 sqft

Residential on 0.18 Acres

Sunset Village, Erie, CO

****Eligible for 3.75 FHA 5/1 ARM or 3.99% fixed rate on eligible clearance homes when using builder's preferred lender - terms and conditions apply - ask for details*****Contact builder today about Special Financing for this home - terms and conditions apply****Situated on a prime lot backing to open space, this exceptional Aspen floor plan combines luxury with everyday comfort. The main level is filled with natural light, highlighted by a dramatic two-story great room and elegant EVP flooring throughout. A convenient main-level bedroom and full guest bath provide flexibility for visitors or multi-generational living. The chef's kitchen is a standout feature, showcasing quartz countertops, double ovens, a gas cooktop, and a generous eat-in island. A cozy breakfast nook opens to the covered rear deck-ideal for relaxing or entertaining outdoors. Upstairs, the primary suite features a spa-like en-suite bath for a true retreat experience. A spacious loft offers versatile additional living space. Bedrooms three and four are connected by a Jack-and-Jill bath, while bedroom two includes its own private full bath for added privacy.. The unfinished walkout basement is ready for customization. Additional features include a 2 + 1 garage and solar energy efficiency. Estimated completion: September 2025 Beyond the home, Erie offers a welcoming small-town atmosphere with majestic mountain views, a 63,000-square-foot community center, and a 20,000-square-foot library. With easy access to shopping, dining, trails, and parks,



this home delivers the ideal blend of comfort and convenience.

Built in 2024

Essential Information

MLS® #	9863641
Price	\$999,900
Bedrooms	5
Bathrooms	4.00
Full Baths	1
Square Footage	4,266
Acres	0.18
Year Built	2024
Type	Residential
Sub-Type	Residential-Detached
Status	Pending

Community Information

Address	1313 Morning Side Dr
Area	Erie
Subdivision	Sunset Village
City	Erie
County	Weld
State	CO
Zip Code	80516

Amenities

Amenities	Park, Hiking/Biking Trails
# of Garages	3
Garages	Attached
View	Mountain(s)

Interior

Interior Features	Eat-in Kitchen, Open Floorplan, Pantry, Walk-In Closet(s), Loft, Jack & Jill Bathroom, Kitchen Island
Appliances	Double Oven, Dishwasher, Refrigerator, Microwave, Disposal
Heating	Forced Air
Cooling	Central Air

Fireplace	Yes
Fireplaces	Single Fireplace
# of Stories	2
Stories	Two

Exterior

Lot Description	Abuts Public Open Space
Windows	Double Pane Windows
Roof	Composition
Construction	Wood/Frame, Stone, Other
Foundation	Slab

School Information

District	St. Vrain Valley RE-1J
Elementary	Highlands
Middle	Soaring Heights
High	Erie

Additional Information

Days on Market	86
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Listing Details

Listing Office	Coldwell Banker Realty 56
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Listing information last updated on November 2nd, 2025 at 1:35am MDT