

1581 Edenbridge Drive
Windsor, Colorado

\$500,000

Four Bedrooms • Three Bathrooms • Two Car Garage



Don't miss out on this incredible opportunity

to experience the good life in the charming Windshire Park subdivision, offering a NEIGHBORHOOD POOL.



More online



Scan or visit sallteam.com for all of the details, a video tour, a floor plan and more!

The delightful curb appeal of this two-story home is undeniable,
with its loveable exterior featuring BRAND-NEW EXTERIOR PAINT.



Inside, you'll find a beautifully painted interior with a neutral color palette
that compliments any style.



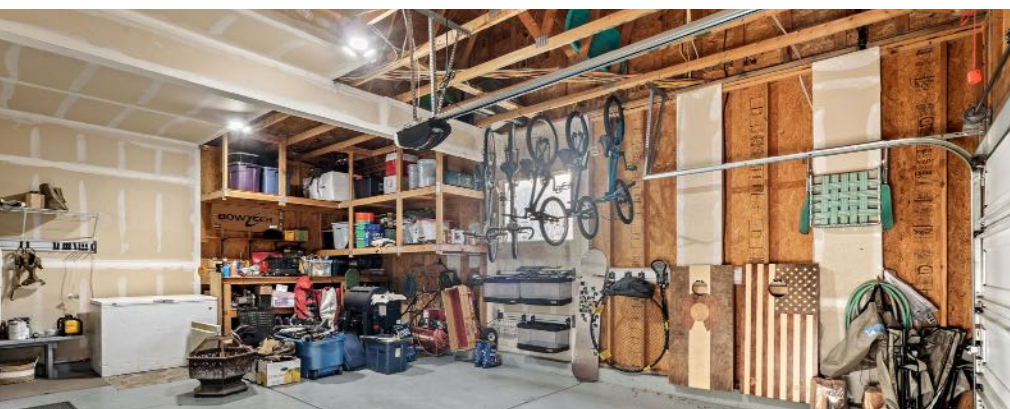
The kitchen boasts warm maple cabinets & a large eat-in dining area,
perfect for entertaining guests or enjoying family meals around a huge dining table.



The upper level has four bedrooms, including a sizable primary suite with an ensuite bathroom & a spacious walk-in closet. The laundry room is also conveniently located upstairs, *making chores a breeze.*



The active radon mitigation system ensures a safe & healthy living environment
for you and your loved ones



The large two car garage & the unfinished basement offer plenty of storage or add more finished square footage by finishing the basement!

Enjoy added privacy & tranquility

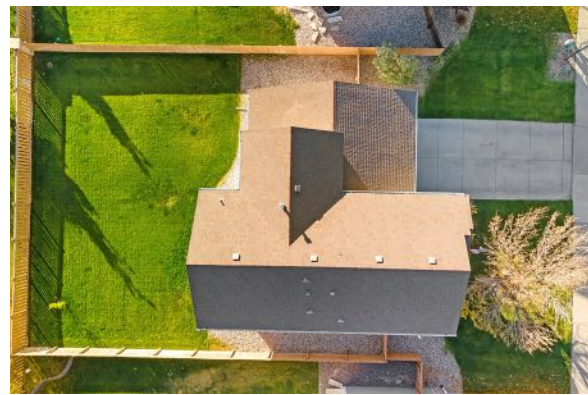
as this home does not back to other properties
+ the fenced-in yard provides a safe space for children or pets to play.



This property utilizes non-potable water, which helps conserve resources while saving money & still meeting your irrigation needs.

The neighborhood pool awaits you

on those hot summer days, providing the perfect spot to cool off & relax
+ outdoor enthusiasts will appreciate the nearby trail system that connects
to many natural areas, lakes, & rivers.



THE SALL TEAM ADVANTAGE



Buying



Selling

Located in close proximity to downtown windsor, this property offers easy access to grocery stores, shopping centers, & schools. Windsor also provides world-class options for sports & activities, including the brand-new Future Legends multi-sport complex.

DETAILS

Built in 2010
 Forced Air Heating
 Central A/C
 Active Radon Mitigation System

UTILITIES

Potable Water: Town of Windsor
 Non-Potable Water: Winshire Park M.D.
 Sewer: Town of Windsor
 Electric: Xcel Energy
 Natural Gas: Xcel Energy
 Trash/Recycling: Seller uses RAM Waste
 Television: Seller uses Antenna
 Internet: Seller uses Xfinity

METRO DISTRICT

Windshire Park Metro District
 (970) 377-0609
manager@windshireparkmetrodistrict.com
windshireparkmetrodistrict.com

FEES

Dues: \$211 / Month
 Non-Potable Water: \$42.00 for the months of May – October (included in the Q2 & Q3 invoices)
 Visit this listing on sallteam.com for more information on Windshire Park.

TAXES

\$3,202 (2022)

SCHOOLS

Weld RE-4 School District
 Grandview Elementary School
 Windsor Middle School
 Windsor High School

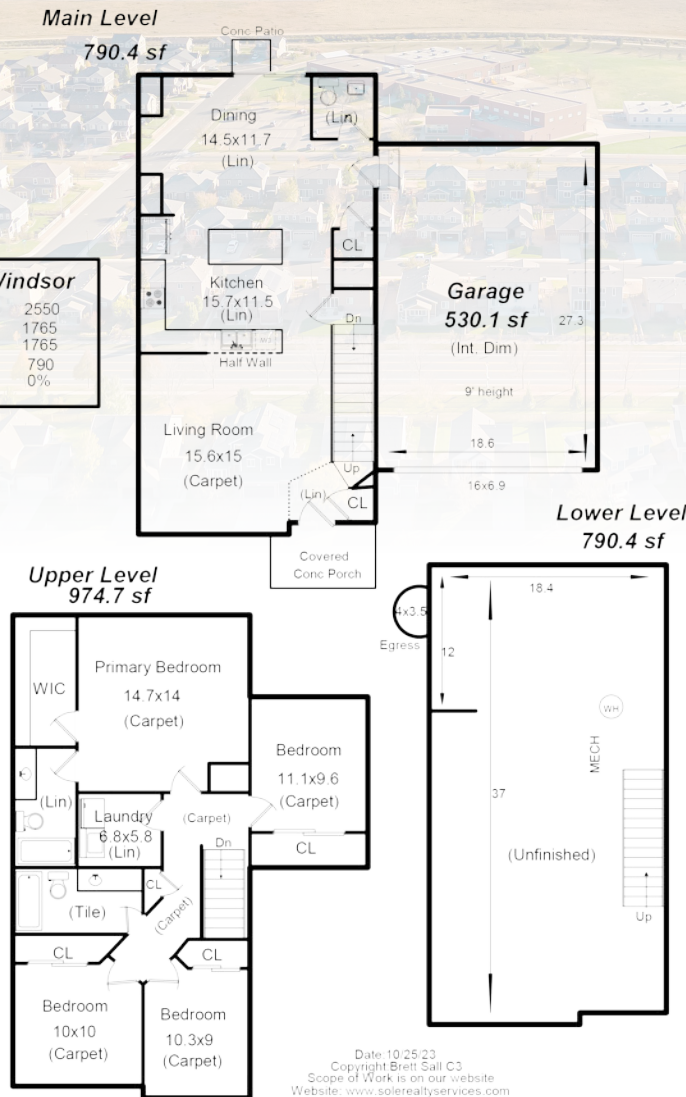
INCLUSIONS/EXCLUSIONS

Inclusions: window blinds, curtains & rods, electric range/oven, dishwasher, microwave, refrigerator (kitchen) refrigerator (garage), deep freezer (garage), clothes washer, clothes dryer, two garage door openers, disposal, smoke alarm(s), loft bed & desk (in 3rd bedroom if buyer desires)

Exclusions: seller's personal property, mineral/oil rights

1581 Edenbridge Dr. Windsor

1-Total Sq Ft.	2550
2-Total Finished Sq Ft.	1765
3-Finished w/o Basement.	1765
4-Basement Sq Ft.	790
5-Basement Finished %.	0%



Financing Options



Scan or visit sallteam.com/financing

New Financing/Lending
 Cash, Conventional, FHA,
 VA, 1031 Exchange



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