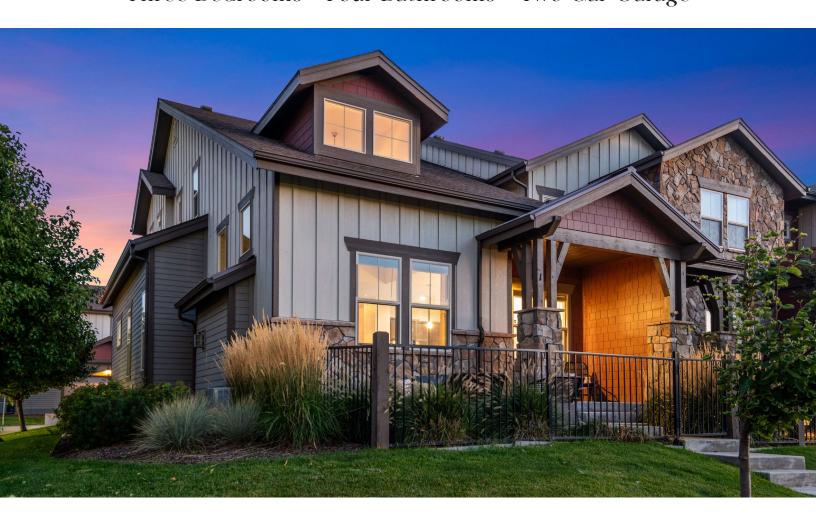
6362 Pumpkin Ridge Drive, Unit #1

Mindsor, Colorado

Three Bedrooms • Four Bathrooms • Two Car Garage



Enjoy all that the Northern Colorado Front Range has to offer with life in this beautiful Luxury Townhome in the highly desirable Highland Meadows Golf Course Neighborhood, offering resort style amenifies.





More online



Scan or visit *sallteam.com* for pricing, a video tour, a floor plan and more!

The kitchen is funning with quartz countertops, SS appliances + a large island that overlooks

the living area with vaulted ceilings & a gas fireplace.













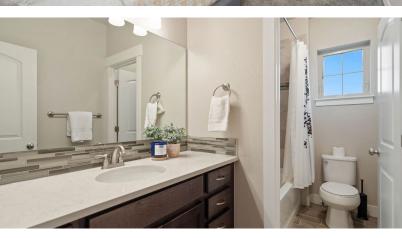
The spacious layout offers

MAIN-LEVEL LIVING, with the primary suite & laundry on the main level & only two steps up from the attached oversized two-car garage, which includes a utility sink + it is a SOUTH-FACING DRIVEWAY!











The main-level primary suite includes

an ensuite bathroom with luxury finishes such as wood-look porcelain tile flooring, a spacious double vanity & walk-in closet.

The upper level includes

a BONUS FLEX SPACE perfect for an OFFICE, play/hobby area, or a murphy bed for additional guests.









The high-quality finished basement

has 9' walls, beautiful & durable LVP flooring + the ability to easily split the large family room into an additional fourth conforming bedroom with an ensuite 3/4 bathroom & walk-in closet.





This handsome exterior

END UNIT offers additional windows for plenty of natural light & boasts an incredible curb appeal + patio VIEWS of the Indian Peaks mountain range and golf course driving range.

















Amenifies

The HOA includes water, sewer, trash, recycling, lawn care, snow removal, hazard insurance, exterior maintenance, basic cable & high-speed internet (Comcast). The Metro District includes access to the Highland Meadows pool, exterior (public) tennis courts, and a new clubhouse with a fitness center, hot tub, sauna, and outdoor entertaining area.











THE SALL TEAM ADVANTAGE

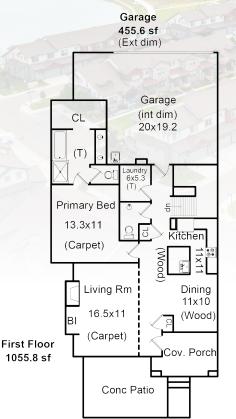


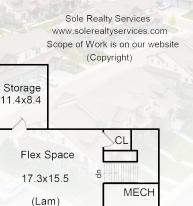


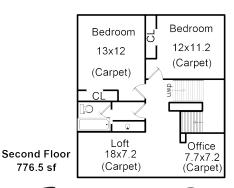


This home is perfect for full or part-time living with the convenience

of LOW-MAINTENANCE LIVING as exterior maintenance, snow removal & lawn care are included with the reasonable HOA fee.







6362 Pumpkin Ride Dr #1 Windsor CO

Basement

1055.8 sf

Rec Room

17x13.3

(Lam)

Total SqFt: 2889 Total Finished SqFt: 2689 Finished Without Basement: 1833 Basement SqFt: 1056 Basement Finish: 81%

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

Scan or visit *sallteam.com/financing*



776.5 sf

Brett and Brittany Sall The Sall Team C3 Real Estate Solutions (970) 795-2848 | info@sallteam.com www.sallteam.com

DETAILS

Built in 2017 by Landmark Homes Forced Air Heating Central A/C Whole House Water Filtration System Active Radon Mitigation System

UTILITIES

Potable Water: FOCO/LVLD Water Dist. (included with HOA) Sewer: FOCO/LVLD Water Dist. (included with HOA) Electric: Poudre Valley REA Natural Gas: Xcel Energy Trash/Recycling: Republic (included with HOA) Television: Xfinity (included with HOA) Internet: Xfinity (HOA covers)

HOA

Ravenna Townhome Association Manage by: Vintage Corporation \$330 / Month bwaters@vintage-corp.com (970) 353-3000

METRO DISTRICT

Windsor Highlands Metro District windsorhighlandsmetrodistrict.com manager@windsorhighlandsmetrodistrict.com (970) 223-5473

TAXES

\$4,143 (2022)

SCHOOLS

Thompson School District R-2J Riverview PK-8 Elementary School Riverview PK-8 Middle School Mountain View High School

INCLUSIONS / EXCLUSIONS

Inclusions: window blinds, curtains & rods, electric range/oven, dishwasher, refrigerator, clothes washer & dryer, microwave, smart doorbell, two garage door openers, water filter (owned) + extra replacement filters, disposal, smoke alarm(s), cabinets in primary bathroom, cabinets in lower level bathroom, closet organizer in lower level closet

Exclusions: seller's personal property, staging props, SimpliSafe "home base'

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