

2065 Sandwater Ct
Windsor, Colorado

\$825,000

Four Bedrooms + Office • Four Bathrooms • Three Car Garage



This former model home by a custom builder is a Colorado masterpiece & stunning inside & out *with lovely craftsman-style finishes!*



More online



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

General Features

- Corner lot with south-facing driveway
- Former model home for a custom builder
- Located on a cul de sac
- Pristine landscaping



Indoor Features

- Real hardwood flooring
- Knotty Alder cabinets, trim and doors throughout
- Beautiful hardware and fixtures
- Wonderful storage and built-ins throughout
- Mudroom with newly built coat closet



Kitchen Features

- Gourmet kitchen
- Under cabinet lighting
- Newly replaced composite sink
- Touchless faucet
- Alder Cabinets
- Soft-close cabinets (not drawers)
- Large Pot Drawers
- Eat-in kitchen + formal dining room
- SS Appliances
- Gas Range
- Granite countertops & large island

Primary Suite Features

- Ensuite 5-piece bathroom & large walk-in closet
- Double vanity with under-mount sinks
- Large soaking tub





Basement

- 9" foot ceilings
- Daylight basement
- Wet bar
- Soft-close drawers
- Under-mount sink
- Fridge
- Built-in surround sound for family room
- Large storage area
- On-demand tankless water heater
- Active radon mitigation system
- Wood-Look porcelain tile flooring & walk-in shower in bathroom



Garage Features

- Three-car front-load garage
- Finished garage, including newer interior paint, heat, and cold/hot water faucets + recently replaced concrete flooring.



Exterior Features

- Beautiful real stone on the exterior
- Craftsman style home
- Screened in back patio
- Two natural gas stubs on back patio
- Hot tub electrical
- Soffit outlets for Christmas lights in front and back



Improvements

(made by the current homeowners)

- New exterior paint (2021)
- New interior paint (2022)
- New carpet through main & upper levels
- New coat closet in back entryway
- New concrete work in garage
- New garage lighting
- New texture and paint in garage
- Added heat in garage
- New SS oven hood
- New granite composite sink
- Added pull-out drawers in pantry
- New tile floor and backsplash in main-level half bath
- Floating shelves in laundry room
- New wood-look porcelain tile flooring in basement bathroom
- New wood wrap & stain on exterior entryway column
- Updates to the landscaping.
- Added grass to the backyard for the dogs. *Note: there is no irrigation for this small grassy area in the backyard.*



Neighborhood Features

- Water Valley Hillside
- Resort-like amenities w/ trails, playgrounds, lakes & beaches & with option to purchase memberships to the Raindance or Water Valley pools, golf courses & rec center.

THE SALL TEAM ADVANTAGE



Buying



Selling

Perfectly situated

on a culdesac in Water Valley Hillside, enjoy beautiful trails, playgrounds, lakes & beaches with option to purchase memberships to the Raintance & Water Valley pools, golf courses & rec center.

DETAILS
Built in 2006
Forced Air Heating
Central A/C
On-demand tankless water heater
Active radon mitigation system

UTILITIES
Potable Water: Town of Windsor
Non-Potable Water:
Poudre Tech Metro District
Sewer: Town of Windsor
Electric: Poudre Valley REA
Natural Gas: Atmos Energy
Trash/Recycling: RAM
Internet: Seller used Xfinity
TV: Seller used Xfinity

HOA
Water Valley HOA
Annual Fee: \$140
watervalley.com/master-plan/hoa/
(303) 482-2213
info@msiho.com
Docs are available at sallteam.com

METRO DISTRICT
Poudre Tech Metro District
Annual Fee: \$247
www.poudretechmetro.org
Docs are available at sallteam.com

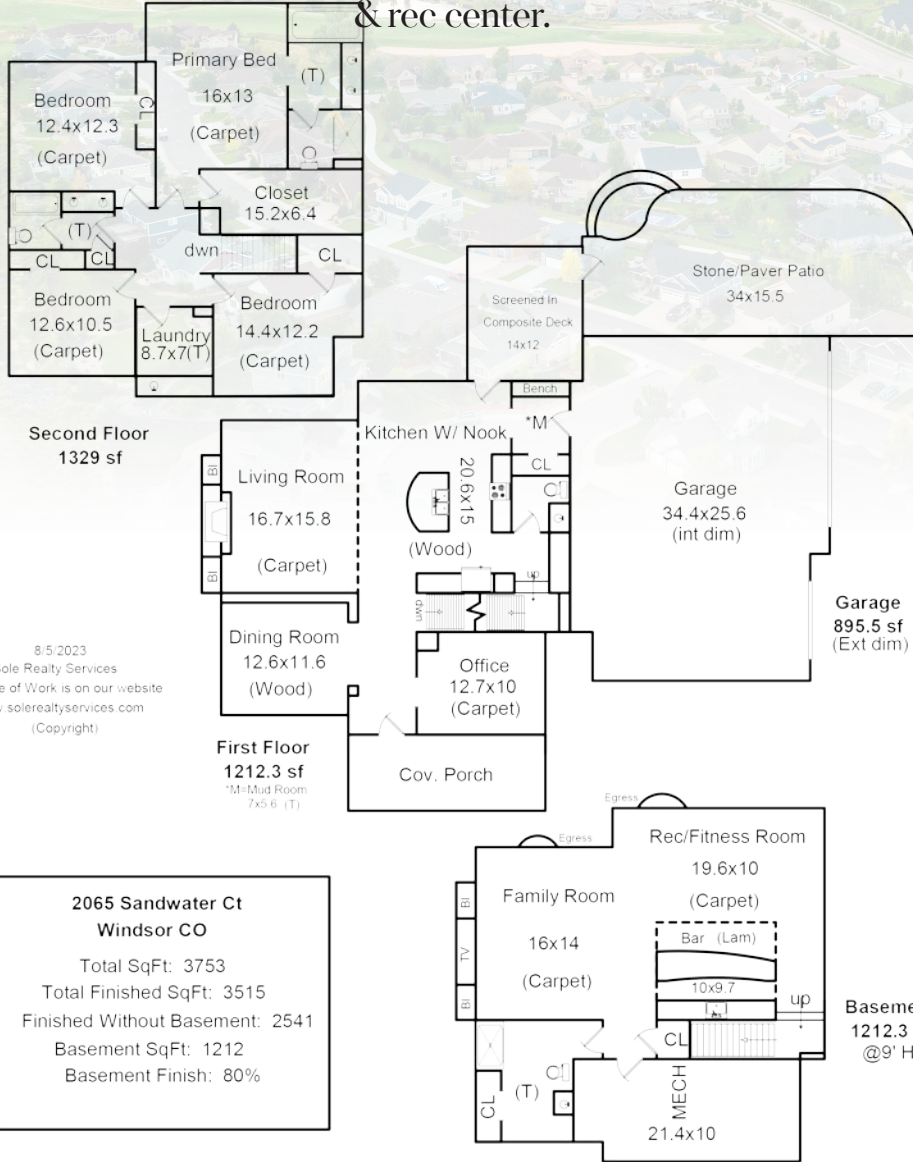
TAXES
\$5,104 (2022)

SCHOOLS
Windsor RE-4 District
Tozer Primary (PK - 2)
Mountain View ES (3rd-5th)
Windsor Middle School
Windsor High School

INCLUSIONS / EXCLUSIONS

Inclusions: window coverings, gas range, electric oven, dishwasher, refrigerator, clothes washer, clothes dryer, microwave, mini-fridge in basement, smoke alarm(s), two garage door openers

Exclusions: staging props, seller's personal property



8/5/2023
Sole Realty Services
Scope of Work is on our website
www.solarealtyservices.com
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2065 Sandwater Ct
Windsor CO
Total SqFt: 3753
Total Finished SqFt: 3515
Finished Without Basement: 2541
Basement SqFt: 1212
Basement Finish: 80%

Financing Options



Scan or visit sallteam.com/financing

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



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