



*5396 Trade Wind  
Court, Windsor*

Beautiful Highland Meadows  
Ranch on Large 1/3 Acre Lot!

**\$610,000**



MLS # ..... 852837  
 Lot Size ..... 12,937  
 Approx Acres ..... 0.30  
 Electric ..... PVREA  
 Water ..... FTC/LVLD  
 Gas ..... Xcel  
 Taxes/Yr ..... \$3,093/17  
 Bedrooms ..... 5  
 Bathrooms ..... 3  
 Subdivision Highland Meadows  
 Style ..... Ranch  
 Year Built ..... 2004  
 Floors ..... Carpet, Tile, Wood  
 Heating ..... Forced Air  
 Cooling ..... Central  
 Total Square Feet ..... 4,519  
 Finished Square Feet ..... 3,550  
 Inclusions .Electric Range/Oven,  
 Bosch Dishwasher, Refrigerator

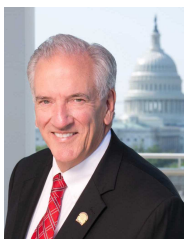
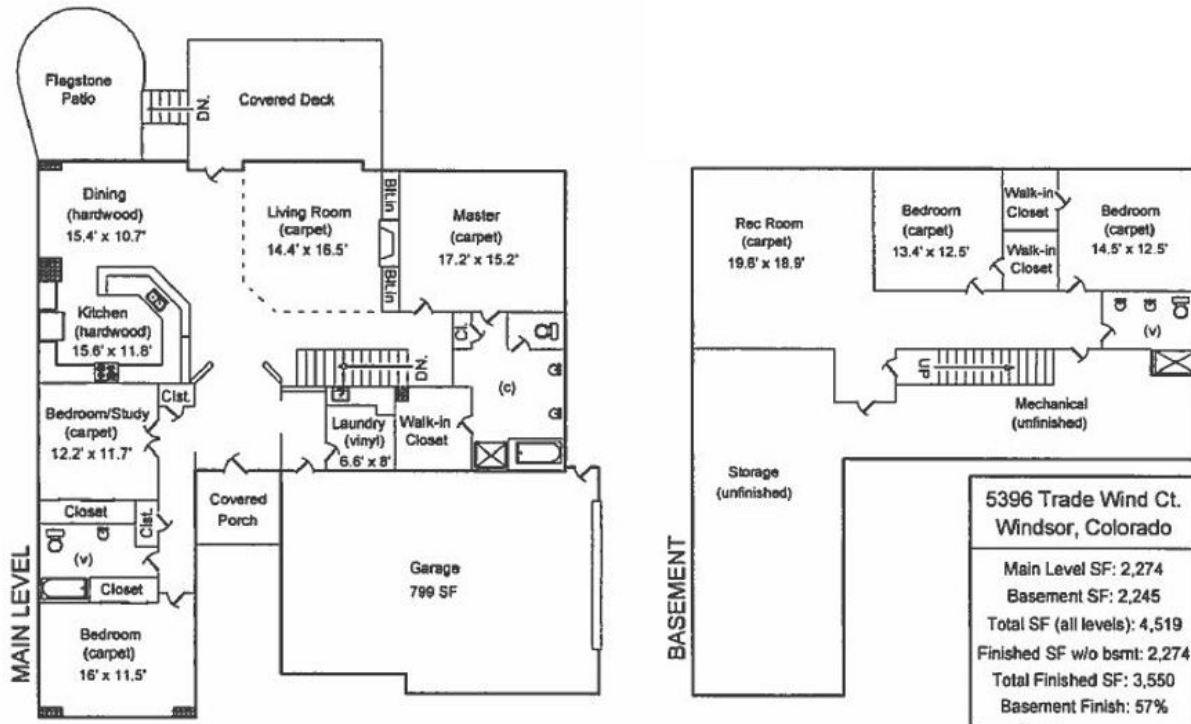
Schools  
 Elementary ..... Timnath  
 Middle ..... Preston  
 High School ..... Fossil Ridge  
 District ..... Poudre  
 HOA ..... \$550/annual

**INCREDIBLE Outdoor Living!**  
 1/3-ACRE LOT backing to huge  
 greenbelt, 14X20 covered  
 TimberTech deck, mature  
 landscaping, abundant flowers,  
 and flagstone patio!

## Absolutely Impeccable!

Welcome to this beautiful ranch in peaceful Highland Meadows! Gorgeous interior: Foyer with tiled inset; Bright and Open floorplan with cherry floors; **GOURMET KITCHEN** with hickory cabinets, pull out drawers, stainless steel appliances, and Brazilian Blue Granite. 3 BDs/2 BAs on the main including **SPACIOUS MASTER SUITE** with walk-in closet and 5-piece luxury BA. **GARDEN LEVEL** basement with 2 BDs, 3/4 BA, rec room, storage, wired for surround sound, and 9' ceilings. Your new relaxin' space!

[www.5396TradeWind.thegroupinc.com](http://www.5396TradeWind.thegroupinc.com)



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