\$8,595 - 9645 Canyon Wind PI Place, Parker

MLS® #6944963 Listing Office: Real Estate Solutions

\$8,595

6 Bedroom, 6.00 Bathroom, 6,345 sqft Residential Lease on 0 Acres

Windy Hills, Parker, CO

Location: Tallman in Parker, Colorado!

Property Highlights: This exquisite 6-bedroom, 5.5-bathroom single-family home is nestled in the serene Tallman neighborhood of Parker, Colorado. This expansive 6,345-square-foot residence offers modern luxury balanced with a beautiful 1.5-acre outdoor oasis featuring a private pool. Additional amenities include a three-car garage complete with a Tesla charging station and a luxury Tonal home workout machine provided as-is.

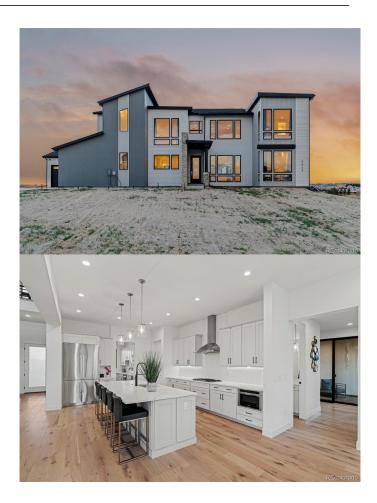
Utilities Included: None.

Tenant-Responsible Utilities: All utilities are paid by the tenant.

Bedrooms & Bathrooms: Bedrooms: 6 bedrooms (4 upstairs, 1 on main level, and 1 in basement) Bathrooms: 5 full baths and 1 half bath (3 upstairs, 1 and half on main, and 1 in basement)

Kitchen & Appliances Included Appliances: Refrigerator, two dishwashers, oven, and stove. Laundry: Washer & dryer included!

Interior Details Flooring: Hard floors are used throughout, including the primary bedroom, while carpet is used in all other bedrooms. Heating/Cooling: Central heating and air (3





thermostat zones). Basement: Finished basement. Radon Mitigation system: Installed. Fireplace: Gas fireplace on main level and electric fireplace in basement.

Exterior Details Parking: 3 car garage spaces with a Tesla charger installed. Fencing: No fence, pool cover for pool. Additional Features: Outdoor Pool and Hot Tub.

Restrictions & Pet Policy Pets are considered with a \$35/month pet rent per pet. No pit bulls or pit-mixes permitted. An additional security deposit of \$300 per pet.

Lease & Application Details Security Deposit: Equal to one month's rent Application Fee: \$50 per adult Availability: Now! Applicants should be ready to start a lease within two weeks of the availability date. Lease Term: Flexible lease terms. Restrictions: No marijuana growing, and no

smoking inside the property. Credit Requirement: Minimum credit score of 700 for non-subsidized housing applicants.

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Listing Courtesy of Real Estate Solutions

Built in 2023

Essential Information

MLS® #	6944963
Price	\$8,595
Bedrooms	6
Bathrooms	6.00
Full Baths	5
Half Baths	1

Square Footage	6,345
Acres	0.00
Year Built	2023
Туре	Residential Lease
Sub-Type	Single Family Residence
Status	Active

Community Information

Address	9645 Canyon Wind PI Place
Subdivision	Windy Hills
City	Parker
County	Douglas
State	СО
Zip Code	80138

Amenities

Parking Spaces	3
# of Garages	3

Interior

Heating	Forced Air
Cooling	Central Air
Stories	Three Or More

School Information

District	Douglas RE-1
Elementary	Iron Horse
Middle	Cimarron
High	Legend

Additional Information

Date Listed April 18th, 2025

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