

# \$8,595 - 9645 Canyon Wind Pl 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
Type	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	CO
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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