

\$449,999 - 6825 Maple Leaf Drive 201, Timnath

MLS® #IR1011247 Listing Office: RE/MAX Alliance-FTC Dwtm

\$449,999

3 Bedroom, 2.00 Bathroom, 1,581 sqft
Residential on 0 Acres

Timnath Ranch, Timnath, CO

Ask about our exciting limited time special financing, available through Landmark Homes's preferred lender! Terms and conditions apply. Move in ready, bright, open-concept townhome style condo! If you're looking for quality, convenience & beauty in your next home, we invite you to come tour to see the difference for yourself. Welcome to Wilder in Timnath Ranch, a new community by Landmark Homes. The Monarch plan offers 1 car attached garage, high ceilings provide a bright, open, airy living, dining and kitchen space. Other exceptional features are: oversized primary bedroom, primary bath w/ separate dual vanities, separate water closet and walk-in shower, flex space to curl up w/ a good book, covered deck, fenced front porch, & large windows allowing an abundance of natural light. Come see the exceptional luxury interior features: high efficiency furnace, tankless water heater, & gorgeous, designer selected "Luxmark" standard finishes, quartz counters, tile surrounds, stainless appliances, tile floors in laundry & bathrooms & 1 car garage included. Enjoy quality craftsmanship & attainability, all located in a community loaded w/ amenities & conveniently located across from Bethke Elementary, w/ easy access to I-25 & shopping, entertainment, dining, medical & other services. Enjoy quality craftsmanship & attainability, all located in a community loaded w/ parks, trails, pickleball, basketball courts, splash pad & two pools! Located in a Metro Taxing District. Annual MD



REcolorado

fee of \$900, billed quarterly. Come DISCOVER for yourself & schedule a private tour! Model located at 6838 Stonebrook Drive, Timnath, CO 80547. Quality condominiums built by Landmark Homes, Northern Colorado's leading condo and townhome builder! Completion date may vary, call 970-682-7192 for construction updates.

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Listing Courtesy of RE/MAX Alliance-FTC Dwtm

Built in 2024

Essential Information

MLS® #	IR1011247
Price	\$449,999
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,581
Acres	0.00
Year Built	2024
Type	Residential
Sub-Type	Condominium
Status	Active

Community Information

Address	6825 Maple Leaf Drive 201
Subdivision	Timnath Ranch
City	Timnath
County	Larimer
State	CO
Zip Code	80547

Amenities

Amenities	Clubhouse, Park, Playground, Pool, Trail(s)
Utilities	Electricity Available, Natural Gas Available
Parking Spaces	1
Parking	Oversized

of Garages 1

Interior

Interior Features Eat-in Kitchen, Open Floorplan, Walk-In Closet(s)
Appliances Dishwasher, Disposal, Microwave, Oven
Heating Forced Air
Cooling Central Air
Stories One

Exterior

Lot Description Level
Windows Double Pane Windows
Roof Composition

School Information

District Poudre R-1
Elementary Bethke
Middle Other
High Other

Additional Information

Date Listed June 5th, 2024
Zoning RH

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