

# \$1,075,000 - 4367 Trader Street, Timnath

MLS® #IR1019272

Listing Office: Coldwell Banker Realty-N Metro

**\$1,075,000**

3 Bedroom, 3.00 Bathroom, 3,405 sqft

Residential on 0 Acres

Timnath Lakes, Timnath, CO

Welcome to your new sanctuary with Toll Brothers at Timnath Lakes! This Carbondale ranch plan sitting on a spacious south facing lot embodies an exceptional residential community designed for modern living amidst the natural beauty of Timnath. Crafted with diligent attention to detail and quality craftsmanship, this 3 bed, 2.5 bath + study home offers an array of luxurious modern details. With just over 3,400 square feet of living space and a full unfinished basement this home provides ultimate flexibility. The open floor plan effortlessly connects the gourmet kitchen, equipped with state-of-the-art appliances and stunning cabinetry, to the expansive great room with a 16' multi-stacking sliding door leading out to the oversized rear covered patio. Schedule your private tour today and imagine the possibilities awaiting you in this exceptional property expected to be completed late this year. Northern Colorado's hottest new community boasts a beautiful lake with 7 miles of trails, non-motorized boating, fishing, amenities and more. Less than 2 miles east of I-25 near schools, shopping, and the Poudre River Trail. Schedule your private tour today and imagine the possibilities awaiting you in this exceptional property. Buydown Rate promotion available!



RECOLORADO

**Listing Courtesy of Coldwell Banker Realty-N Metro**

Built in 2024

**Essential Information**

MLS® #	IR1019272
Price	\$1,075,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	3,405
Acres	0.26
Year Built	2024
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Active

**Community Information**

Address	4367 Trader Street
Subdivision	Timnath Lakes
City	Timnath
County	Larimer
State	CO
Zip Code	80547

**Amenities**

Amenities	Clubhouse, Park, Playground, Pool, Trail(s)
Utilities	Cable Available, Electricity Available, Internet Access (Wired), Natural Gas Available
Parking Spaces	3
# of Garages	3

**Interior**

Interior Features	Eat-in Kitchen, Five Piece Bath, Kitchen Island, Open Floorplan, Pantry, Radon Mitigation System, Walk-In Closet(s)
Appliances	Dishwasher, Disposal, Humidifier, Microwave, Oven
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
Fireplaces	Gas, Great Room
Stories	One

**Exterior**

Lot Description	Flood Zone
Windows	Double Pane Windows
Roof	Composition

**School Information**

District	Poudre R-1
Elementary	Timnath
Middle	Other
High	Other

**Additional Information**

Date Listed	September 24th, 2024
Zoning	RES

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