

# \$889,000 - 2081 Falling Leaf Drive, Windsor

MLS® #IR1022925

Listing Office: American Legend Homes LLC

## \$889,000

4 Bedroom, 3.00 Bathroom, 2,740 sqft

Residential on 0 Acres

RainDance Filing 16 - 60s, Windsor, CO

A spacious 2-story floor plan on a West facing oversized lot at 9,949 square feet in Raindance. This new home features 4 bedrooms, 3 full baths, a family room, and a study with plenty of storage. The main floor includes LVP flooring in a warm wood tone, a guest bedroom with a walk-in shower, a gourmet kitchen with a double ovens, a 36" gas cooktop, large kitchen island with 3cm quartz countertop in New Carrara Marni. White cabinetry with soft close drawers in the kitchen and baths. The open concept family room is filled with light to the soaring ceilings, a 2-story fireplace, and a dedicated study. The primary bedroom has a five-piece bath and large walk-in closet on the 2nd level. There are 2 additional bedrooms upstairs featuring an upgraded Jack and Jill bath, tiled utility room, 2 storage closets with shelving, and a loft space. This home features black hardware and black plumbing fixtures throughout, black ceiling fans, black modern horizontal railing on the stairs, under mount sinks, and a 15' multipanel sliding glass door leading to a large patio with an extra-large backyard. Plus, a 3-car wide garage with a service door.



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**Listing Courtesy of American Legend Homes LLC**

Built in 2025

## Essential Information

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MLS® #	IR1022925
Price	\$889,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,740
Acres	0.23
Year Built	2025
Type	Residential
Sub-Type	Single Family Residence
Style	Rustic
Status	Active

### Community Information

Address	2081 Falling Leaf Drive
Subdivision	RainDance Filing 16 - 60s
City	Windsor
County	Weld
State	CO
Zip Code	80550

### Amenities

Amenities	Golf Course, Park, Pool, Trail(s)
Utilities	Electricity Available, Internet Access (Wired), Natural Gas Available
Parking Spaces	3
# of Garages	3
View	Mountain(s)

### Interior

Interior Features	Eat-in Kitchen, Five Piece Bath, Jack & Jill Bathroom, Kitchen Island, Open Floorplan, Pantry, Radon Mitigation System, Walk-In Closet(s)
Appliances	Dishwasher, Disposal, Double Oven, Microwave, Oven, Self Cleaning Oven
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Gas
Stories	Two

### Exterior

Lot Description	Level, Sprinklers In Front
Windows	Double Pane Windows
Roof	Composition

**School Information**

District	Other
Elementary	Other
Middle	Windsor
High	Windsor

**Additional Information**

Date Listed	December 2nd, 2024
Zoning	RES

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