

\$384,889 - 3409 Barkwood Drive, Johnstown

MLS® #IR1026135

Listing Office: Keller Williams Realty- Aurora

\$384,889

3 Bedroom, 3.00 Bathroom, 1,452 sqft
Residential on 0 Acres

Thompson River Ranch, Johnstown, CO

The Percheron, Modern Living in Thompson River Ranch: Take advantage of Flex Cash when using our preferred lender! Restrictions apply, see sales counselor for details.

Discover the Percheron floorplan from our Coach House Collection, blending style with innovation in a home crafted for flexibility, affordability, and efficiency. This single-family, 2-story layout spans 1,436 square feet and offers 3 bedrooms, 2.5 bathrooms, and an oversized 2-car insulated garage with storage space. Enjoy the convenience of low-maintenance living in this open-concept layout that beautifully combines contemporary architecture with designer finishes. Energy efficiency is at the forefront, featuring 2x6 exterior walls and low-E double pane windows for superior insulation, an advanced Rheia HVAC system, a 50-gallon electric water heater, LED lighting, and a 96% high-efficiency furnace. This home is set on a private cul-de-sac and has plenty of curb appeal featuring a stylish multi-dimensional exterior, charming covered front porch, back patio, and a family and pet friendly yard with 5' privacy fencing. The interior is bright with oversized windows for an abundance of natural light. Enjoy designer LVP flooring, Shaw carpeting, Delta faucets, and Sherwin-Williams paint throughout the home, plus 9' ceilings on the first floor. The kitchen is complete with a dining island, stylish countertops with backsplash, stainless-steel sink, and modern cabinets. The spacious



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upstairs primary suite and bathroom boast a large walk-in closet, double vanity sink, and a spa shower featuring floor-to-ceiling tile with an exterior window. Actual home may differ from artist's rendering or photography shown. Thompson River Ranch offers two sparkling pools, a state-of-the-art fitness center, walking trails, lush parks, and a disc golf course. With an outstanding school just steps away. Schedule your tour today and see how The Percheron can become your dream home!

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Listing Courtesy of Keller Williams Realty-Aurora

Built in 2025

Essential Information

MLS® #	IR1026135
Price	\$384,889
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,452
Acres	0.08
Year Built	2025
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Pending

Community Information

Address	3409 Barkwood Drive
Subdivision	Thompson River Ranch
City	Johnstown
County	Larimer
State	CO
Zip Code	80534

Amenities

Amenities	Clubhouse, Fitness Center, Park, Pool, Trail(s)
Utilities	Cable Available, Electricity Available, Internet Access (Wired)
Parking Spaces	2
Parking	Oversized
# of Garages	2

Interior

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

Exterior

Windows	Double Pane Windows
Roof	Composition

School Information

District	Thompson R2-J
Elementary	Other
Middle	Other
High	Mountain View

Additional Information

Date Listed	February 9th, 2025
Zoning	RES

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