

# \$1,050,000 - 313 Orion Circle, Erie

MLS® #IR1030434

Listing Office: RE/MAX Alliance-FTC South

**\$1,050,000**

4 Bedroom, 4.00 Bathroom, 3,804 sqft  
Residential on 0 Acres

Colliers Hill Filing 2a Final, Erie, CO

Welcome to this beautiful 4-bedroom, 3.5-bathroom home located in the highly desirable Colliers Hill neighborhood of Erie, Colorado. With over 3,650 sq. ft. of living space and an unfinished basement full of potential, this property is a must-see. The main level features rich wood flooring throughout, a spacious open-concept layout, and a versatile bedroom that can serve as a guest suite or home office. The chef's kitchen is a true showstopper-complete with white cabinetry, quartz countertops, a custom tile backsplash, stainless steel appliances, a gas cooktop, and a large island perfect for entertaining. Upstairs, the luxurious primary suite offers custom Hunter Douglas blackout shades, a generous walk-in closet, and a spa-like bathroom with a standalone soaking tub and walk-in shower. You'll also find three additional bedrooms, a full bathroom, and a large loft-ideal for a second living area or playroom. Step outside to a fully fenced backyard with lush landscaping and a custom stamped concrete patio off the deck-perfect for enjoying those beautiful Colorado days. Additional highlights include custom Hunter Douglas window coverings throughout, a 3-car garage, and access to the community clubhouse, pool, and miles of scenic walking and biking trails. This home is truly move-in ready and shines with pride of ownership. Don't miss your chance to call it yours!



## **Listing Courtesy of RE/MAX Alliance-FTC South**

Built in 2019

### **Essential Information**

MLS® #	IR1030434
Price	\$1,050,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,804
Acres	0.23
Year Built	2019
Type	Residential
Sub-Type	Single Family Residence
Status	Active

### **Community Information**

Address	313 Orion Circle
Subdivision	Colliers Hill Filing 2a Final
City	Erie
County	Weld
State	CO
Zip Code	80516

### **Amenities**

Utilities	Cable Available, Electricity Available, Internet Access (Wired), Natural Gas Available
Parking Spaces	3
Parking	Oversized
# of Garages	3

### **Interior**

Interior Features	Eat-in Kitchen, Open Floorplan
Appliances	Dishwasher, Dryer, Microwave, Oven, Refrigerator, Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes

Fireplaces	Insert
Stories	Two

**Exterior**

Lot Description	Corner Lot, Sprinklers In Front
Windows	Window Coverings
Roof	Composition

**School Information**

District	St. Vrain Valley RE-1J
Elementary	Soaring Heights
Middle	Soaring Heights
High	Erie

**Additional Information**

Date Listed	April 11th, 2025
Zoning	RES

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Listing information last updated on May 9th, 2025 at 4:48am MDT