

\$426,966 - 6809 Maple Leaf Drive 101, Timnath

MLS® #IR1030475

Listing Office: RE/MAX Alliance-FTC Dwtm

\$426,966

2 Bedroom, 2.00 Bathroom, 1,317 sqft
Residential on 0 Acres

Timnath Ranch, Timnath, CO

Quick move in! Come explore this gorgeous ranch style condo! Look no further for quality, convenience & beauty in your next home. Welcome to Wilder in Timnath Ranch, a new community by Landmark Homes. The Cascade plan offers a 1 car attached garage, ranch style living w/ no stairs! Bright, open floor plan, dining nook, gorgeous quartz kitchen island, curl up w/ a good book in the flex space, oversized primary bedroom, primary bath w/ separate dual vanity, walk-in closet, covered & fenced porch, & large windows allowing an abundance of natural light. Included are designer interior finishes w/ quartz counters throughout, stainless appliances, tankless water heater, high eff. furnace, tile floors in baths/laundry, solid doors, and more. 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 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, check with



REcolorado

970-682-7192 for construction updates.

RECOLORADO

**Listing Courtesy of RE/MAX Alliance-FTC
Dwtn**

Built in 2025

Essential Information

MLS® #	IR1030475
Price	\$426,966
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Square Footage	1,317
Acres	0.00
Year Built	2025
Type	Residential
Sub-Type	Townhouse
Status	Active

Community Information

Address	6809 Maple Leaf Drive 101
Subdivision	Timnath Ranch
City	Timnath
County	Larimer
State	CO
Zip Code	80547

Amenities

Amenities	Clubhouse, Park, Playground, Pool, Spa/Hot Tub, Trail(s)
Utilities	Cable Available, Electricity Available, Electricity Connected, Internet Access (Wired), Natural Gas Available, Natural Gas Connected
Parking Spaces	1
Parking	Oversized
# of Garages	1
Is Waterfront	Yes
Waterfront	Pond

Interior

Interior Features	Kitchen Island, Open Floorplan, Pantry, Smart Thermostat, 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	April 7th, 2025
Zoning	RH



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