

# \$1,775,572 - 2805 Potomac Court, Berthoud

MLS® #IR1031715

Listing Office: Neuhaus Real Estate Inc

**\$1,775,572**

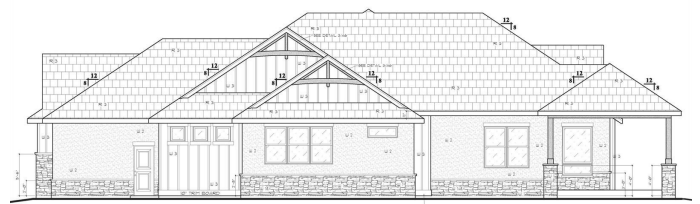
4 Bedroom, 4.00 Bathroom, 3,843 sqft  
Residential on 0 Acres

Heron Lakes 3rd Filing, Berthoud, CO

This stunning custom residence, to be crafted by the locally renowned Custom On-Site Builders, will stand proudly in the prestigious Heron Lakes community. A corner lot boasting a spacious open ranch floorplan, the home also includes an upper loft-complete with a private balcony. This home is slated to be entered into the Parade of Homes and will include an array of premium finishes, with the opportunity to customize still available. On the main floor, 10-foot ceilings soar above an expansive living area, seamlessly flowing into the gourmet kitchen. Here, you'll find Cafe appliances, a gas cooktop, a hidden pantry with extra fridge, quartzite countertops, custom cabinetry with appliance garages, and an oversized island-ideal for casual gatherings. The adjacent living room centers on a dramatic floor-to-ceiling stone fireplace, while oversized windows flood the space with natural light. Step out to a large, covered patio, where stamped and colored concrete meets elegant timber accents. Descend to the lower level for another layer of class in entertaining. A wet bar-including custom shelving, icemaker and more-can imbue your favorite hang-out aesthetic. A second fireplace adds to the perfect cozy vibes for relaxing. Included are two additional bedrooms, and a three-quarter bath. Residents of Heron Lakes enjoy exclusive access to an array of upscale amenities. Unwind by the seasonal resort-style pool, which features a swim-up bar and cabana kitchen, or host events in the elegant



FRONT EXTERIOR ELEVATION



REAR EXTERIOR ELEVATION



REColorado

clubhouse dining and event spaces. Stay active in the state-of-the-art fitness center, complete with group classes and massage services. Golf enthusiasts can opt for unlimited membership, while boating aficionados will appreciate the private lake privileges. Expertly designed, full landscaping completes this exceptional offering. Under Construction. Expected to be completed in the late summer of 2025. This home will be in the Parade of Homes in 2025.

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**Listing Courtesy of Neuhaus Real Estate Inc**

Built in 2025

**Essential Information**

MLS® #	IR1031715
Price	\$1,775,572
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,843
Acres	0.22
Year Built	2025
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Active

**Community Information**

Address	2805 Potomac Court
Subdivision	Heron Lakes 3rd Filing
City	Berthoud
County	Larimer
State	CO
Zip Code	80513

**Amenities**

Amenities	Clubhouse, Fitness Center, Park, Pool, Spa/Hot Tub, Tennis Court(s), Trail(s)
Utilities	Electricity Available, Internet Access (Wired), Natural Gas Available
Parking Spaces	3
Parking	Oversized
# of Garages	3
View	City, Mountain(s)

## Interior

Interior Features	Eat-in Kitchen, Five Piece Bath, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Dishwasher, Disposal, Humidifier, Microwave, Oven, Refrigerator
Heating	Forced Air
Cooling	Ceiling Fan(s), Central Air
Fireplace	Yes
Fireplaces	Basement, Gas
Stories	One

## Exterior

Lot Description	Level, Sprinklers In Front
Windows	Double Pane Windows
Roof	Membrane, Spanish Tile

## School Information

District	Thompson R2-J
Elementary	Carrie Martin
Middle	Other
High	Thompson Valley

## Additional Information

Date Listed	April 21st, 2025
Zoning	Res

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