

# \$774,900 - 194 Westerly Boulevard, Erie

MLS® #IR1033137

Listing Office: Shelbie Gehle

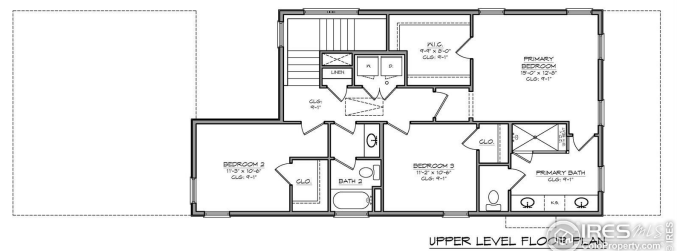
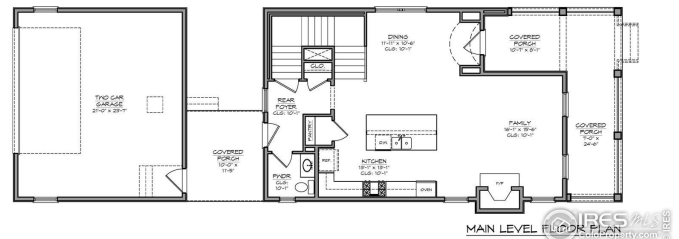
## \$774,900

3 Bedroom, 3.00 Bathroom, 1,852 sqft

Residential on 0 Acres

Westerly, Erie, CO

Welcome to this beautiful new construction home that includes everything you need to move right in: Ring Doorbell, 6' Privacy fence, Private patio with yard, fully landscaped front yard with drip system, oversized garage, a whole house air humidifier, individual ducts for every vent, a whole house air filtration system and more! This home has been designed with three spacious bedrooms, a main floor great room with open floorplan, and an unfinished basement. The gourmet kitchen features a large island, pantry, beautiful herringbone tiled backsplash, under and over cabinet lighting, soft-close cabinetry and premium KitchenAid appliances including double ovens and a vented hood range. The kitchen flows seamlessly into the great room with more than enough space for both dining and living. This home is one of a few located on the beautifully landscaped main park at Westerly and boasts incredible views from the living room, primary suite, and spacious front covered porch. The great room's gas fireplace and 10 foot ceilings complete the inviting atmosphere. Upstairs, the primary suite is complete with ensuite bathroom with dual sinks, a large step in shower and a sizable walk-in closet. Down the hall you will find a laundry room and two bedrooms that share a full bathroom. With an unfinished basement ready for your vision or additional storage essentials, this home is a must see. This home has been framed and can be walked at any time. Completion expected end of July/August 2025. Westerly is



designed with almost 40% open space. The community will include miles of walking trails, parks, a future school site, and a Village Center. Additionally, "The Waypoint" amenity center welcomes you to lounge by the resort style pool, relax in the year round hot tub, workout in our large fitness facility, warm up by one of several fire pits, BBQ with friends, watch a game on the big screen or catch up with neighbors in the Latitude room with a coffee by the fireplace.

RE COLORADO

**Listing Courtesy of Shelby Gehle**

Built in 2025

**Essential Information**

MLS® #	IR1033137
Price	\$774,900
Bedrooms	3
Bathrooms	3.00
Full Baths	1
Half Baths	1
Square Footage	1,852
Acres	0.08
Year Built	2025
Type	Residential
Sub-Type	Single Family Residence
Status	Active

**Community Information**

Address	194 Westerly Boulevard
Subdivision	Westerly
City	Erie
County	Weld
State	CO
Zip Code	80516

**Amenities**

Amenities	Clubhouse, Fitness Center, Park, Playground, Pool
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Utilities	Electricity Available, Natural Gas Available
Parking Spaces	2
Parking	Oversized Door
# of Garages	2

## Interior

Interior Features	Eat-in Kitchen
Appliances	Dishwasher, Double Oven, Freezer, Microwave, Oven, Refrigerator
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
Fireplaces	Gas
Stories	Two

## Exterior

Lot Description	Sprinklers In Front
Roof	Composition

## School Information

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

## Additional Information

Date Listed	May 6th, 2025
Zoning	Res

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Listing information last updated on June 10th, 2025 at 9:18am MDT