

# \$940,000 - 5085 Blanchette Street, Timnath

MLS® #IR1034058

Listing Office: RE/MAX Alliance-FTC South

## \$940,000

5 Bedroom, 6.00 Bathroom, 4,156 sqft  
Residential on 0 Acres

Rendezvous Filing 1, Timnath, CO

Welcome home to 5085 Blanchette. Located on a corner lot in the beautiful Timnath Colorado neighborhood of Trailside, this 5 bed 6 bath Toll Brothers built home is everything you've been looking for! As you enter this bright and inviting home you almost overlook the large office and powder room as you are drawn through the entry by the soaring two-story great room and open concept Toll Brothers is known for. With walls of glass and stunning features from the two-story fireplace in the great room to the custom designed butler's pantry and mud room off the kitchen, this home is the perfect blend of luxury and functionality. Upstairs you will find the large primary suite with built in customizable closet and two additional bedrooms, each with their own private bathroom. Rounding out the upstairs is a great loft space and custom built laundry room. The quality continues downstairs with two more bedrooms, two bathrooms, and a huge family/rec room perfect for movie nights and hanging out. This perfect Colorado home wouldn't be complete without a fantastic outdoor space. Through the double sliding doors, you'll find yourself in a perfect space for outdoor dinners or time with friends around the fire pit and on the covered patio. Truly a great property that is even better in person.... welcome home!



RE/MAX COLORADO

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

REcolorado

Built in 2021

## Essential Information

MLS® #	IR1034058
Price	\$940,000
Bedrooms	5
Bathrooms	6.00
Half Baths	1
Square Footage	4,156
Acres	0.20
Year Built	2021
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Active

## Community Information

Address	5085 Blanchette Street
Subdivision	Rendezvous Filing 1
City	Timnath
County	Larimer
State	CO
Zip Code	80547

## Amenities

Amenities	Clubhouse, Park, Playground, Pool, Trail(s)
Utilities	Electricity Available, Natural Gas Available
Parking Spaces	3
# of Garages	3
View	City

## Interior

Interior Features	Eat-in Kitchen, Jack & Jill Bathroom, Kitchen Island, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar
Appliances	Dishwasher, Disposal, Oven, Self Cleaning Oven
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
Fireplaces	Gas

Stories                      Two

**Exterior**

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

**School Information**

District                      Poudre R-1  
Elementary                  Timnath  
Middle                        Other  
High                           Other

**Additional Information**

Date Listed                  May 15th, 2025  
Zoning                        res

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Listing information last updated on May 19th, 2025 at 6:05pm MDT