



# 445 Sundance Drive Windsor, CO 80550

Please contact the builder for more information

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## Located in Peakview Estates

Peakview Estates is located on the east side of Windsor, close to numerous recreational opportunities including the Pelican Lakes Golf Course and Eastman Park, and it is only 10 minutes from the new hospital and lifestyle mall at 25/34. Poudre Heights is close to the growing employment corridor along U.S. 34, which includes employers such as ConAgra, Poudre Valley Health Care System, State Farm Insurance, and the new Owens-Illinois bottling plant. Peakview Estates is loaded with open space, which is spread out around the entire subdivision. A paved walking trail runs along the North edge of the community. It also has a 15.5-acre park and future elementary school site. Phase two of the community will have an 8 acre lake that will provide a non-potable water system for community irrigation.

## General Specifications

- Price** \$329,900
- Finished Area** 3,259 sqft.
- Total Area** 3,259 sqft.
- Lot Size** 6,064 sqft.
- Bedrooms** 7
- Bathrooms** 4
- Garage** 2-car
- Basement** full, finished
- Exterior** Stone/wood
- Contemp.** Ranch/loft
- Year Built** 2006
- Schools** Windsor RE-4

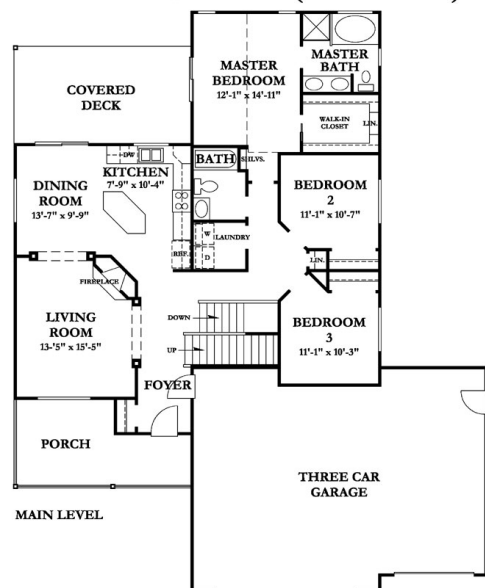
## School Information

- Windsor RE-4 School District (K-12)  
1020 West Main Street - (970) 686-8000  
[www.windsor.k12.co.us](http://www.windsor.k12.co.us)
- Tozer Ele. School (K-2)  
501 Oak St. - (970) 686-8400  
[www.windsor.k12.co.us/Tozer.htm](http://www.windsor.k12.co.us/Tozer.htm)
- Mountain View Ele. School (3-5)  
810 3rd St. - (970) 686-8300  
[www.windsor.k12.co.us/Mountain.htm](http://www.windsor.k12.co.us/Mountain.htm)
- Windsor Middle School (6-8)  
900 West Main St. - (970) 686-8200  
[www.windsor.k12.co.us/wms.htm](http://www.windsor.k12.co.us/wms.htm)
- Windsor High School (9-12)  
1100 Main St. - (970) 686-8100  
[www.windsor.k12.co.us/whs.htm](http://www.windsor.k12.co.us/whs.htm)

## Special Features of this Home

- \*Cathedral/vaulted ceilings
- \*Large dormer windows
- \*Built-in entertainment center
- \*Separate dining room
- \*Raised panel alder cabinetry
- \*Ceramic tile backsplashes
- \*Stainless steel appliances
- \*Covered front porch
- \*Alder spindle railing
- \*Stain/natural trim
- \*Upgraded carpeting
- \*Level drive and lot
- \*Walk-in closet
- \*Gas fireplace
- \*Whole house humidifier
- \*Central air conditioning
- \*Forced air heating
- \*Electric self-cleaning oven
- \*Dishwasher
- \*2 water heaters
- \*17' x 12' patio
- \*Garage door opener
- \*Ceiling fan
- \*Microwave
- \*Electric range
- \*Refrigerator
- \*Full finished basement

## Dillon (main level)



## Dillon (upper level)

