

# You'll fall in love with this Well Planned 5-acre Country Estate

with a main country home and separate guest home located just outside Windsor. This property, built in 2016, has been meticulously maintained and has all the amenities to enjoy a sweet and easy country life close to the city.


## Property Features

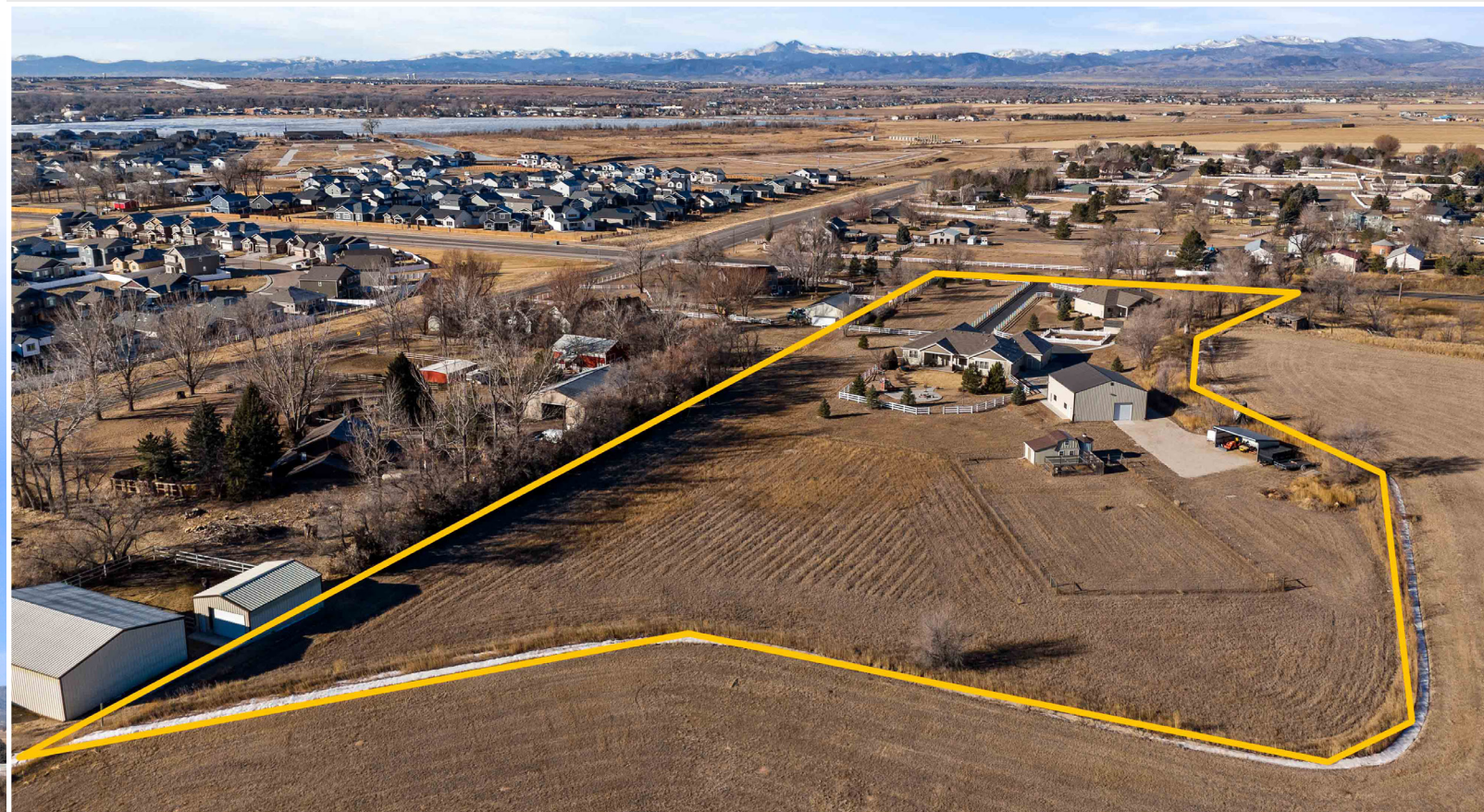
- Water tap is 3/4" and the largest residential tap offered 228K gals per year at Weld County Water District
- Both Houses on one tap but there are separate water lines to each house so an additional tap can be put on second house without tearing up landscaping.
- Data conduit ran from road to Main House.
- Large Fenced Area for livestock with 8' gate water and power.
- Large fenced in community garden with power and water and garden shed.
- Both houses have sprinkler systems for landscaping.
- Guest home has natural gas run to outdoor grill
- 40' x 40' Barn/Shop. Fully insulated gas Unit heater. 120v and 220v. power throughout. Internet cable from house to Barn. Set up for RV storage and Workshop. Water outside of Barn.
- 14' x 24' equipment shed.
- 10 x 22' Chicken and horse barn with Loft. 20amp. 120v. power and automated chicken door. Outdoor pen with overhead protection for chickens. Fenced area for small or large animals.
- The lot is an "A" lot with the county and can be subdivided one time as long as it is at least one acre.

**Subdivision** // Metes and Bounds  
**HOA** // None  
**Taxes** // \$6,817 (2023)  
**Lot Size** // 5.11 Acres  
**School District** // Weld RE-4  
**High School** // Windsor  
**Middle School** // Windsor

**Elementary School** // Grandview  
**Water** // North Weld Water  
**Gas** // Xcel Energy  
**Electric** // PV REA  
**Year Built** // 2016  
**Garage** // 6 Car Attached  
**Bedrooms** // 6

**Bathrooms** // 6  
**Flooring** // Wood, Tile, Carpet  
**Style** // Ranch  
**Construction** // Wood, Stone  
**Heating** // Forced Air, Multi-Zoned, Radiant  
**Cooling** // Central Air, Ceiling Fan  
**MLS** // 1003202

 Information herein deemed reliable but not guaranteed. Distance and measurements are approximate and subject to correction.



Behind the main home is a 40 x 40 heated drive through outbuilding set up for RV storage, a 10 x 22 chicken & horse barn with lot, & 14 x 24 equipment shed. The property is fenced, has a designated garden area, outdoor fire pit and there is no HOA.



**STEPHANIE KLEIN**  
Broker Associate/Partner  
The Group Real Estate  
970.679.8084  
sklein@thegroupinc.com



**DOUG KLEIN**  
Broker Associate  
C3 Real Estate Solutions  
970.227.1585  
doug@c3-re.com



the art of your business  
**SOUTHPAW**  
CREATIVE  
southpawcreative.online



*Multi-Generational Living with 2 Custom Homes*



Presented by:  
**DOUG & STEPHANIE KLEIN**  
REALTORS










*Guest House*

 3,249 Square Feet    3 Bedrooms    2 Bathrooms

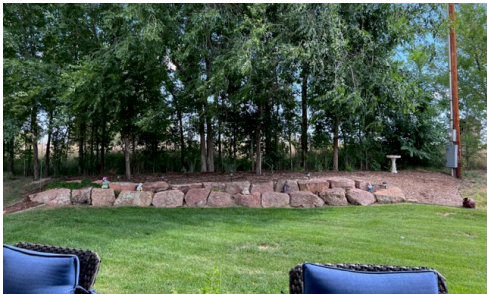
The 3,429 square foot guest home is set just as you enter the property with 3 bedrooms, 2 baths, an open great room, kitchen, and dining area that overlooks the rear yard. There is a full unfinished basement. It is perfect for guests, family, parents, in-laws, short or long term rental, or even could be used as a business or professional office.



*Main House*

 5,248 Square Feet    3 Bedrooms    3 Bathrooms

The main country home sits in the center of the property and is 5,248 square feet with an open floor plan including a great room, dining room, gourmet kitchen, butler's pantry, breakfast nook, & mud room with laundry. There is a spacious primary bedroom & luxury bath along with 2 more bedrooms and a bath. You'll see & feel the quality of the construction and materials used in the home's finish & the attention to detail when you walk through. There is a full, partially finished basement with a rec area, bath & sauna, bedroom/office, and music room with studio.



## *Special Features*

### Main House Interior

- Tankless Hot Water Heater
- All bathrooms on main level have heated floor
- High Efficiency furnace
- Infrared Sauna
- Automated Lighting
- Automated Window Shades
- Anderson E Windows Throughout
- Whole House Water Filtration System
- Furnace Rated Gas Fireplace

- White Oak Flooring
- LED Lighting Throughout
- Power Outside for Future Landscape Lighting
- Milarc Custom Cabinets
- Basement has Own Thermostat
- Painters Garage floor
- Fenced Back Yard with Fire Pit Patio
- Main Power Panel for House Wired for Generator Just Outside of Garage

### Guest Home

- Milarc Custom Cabinets
- Furnace Rated Fireplace
- Heated Master Bathroom Floor
- Led Exterior and Ceiling Lights
- Separate Gas and Electric Service
- Can be Rented to One Family with County Approval
- Red Oak Flooring
- Natural Gas Run to Outdoor Grill