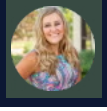
HARTFORD HOMES



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Our New Home Consultant
(970)716-6088

768 Chatter Rd, Windsor, CO 80550

$651,510

Community: Prairie Song Story Collection - Single Family Homes **Floor Pl**

2,451 Finished Sq Ft. | 3 Bedrooms | 2.5 Full Baths | 3 Car Garage | 2.0 Stories



This **Rowling** floorplan combines open-concept living with flexible spaces and thoughtfully selected finishes throughout.

The main floor features an **open kitchen, dining, and living area, plus a versatile flex room**. The kitchen showcases white shaker cabinetry, Siberian Frost quartz countertops, Safari tile backsplash, a large center island, and an **8-foot sliding door leading to an expanded patio**.

Upstairs, the **primary suite, two additional bedrooms, shared bath, loft, and laundry room** provide plenty of space to spread out. The primary bath features Siberian Frost quartz, Safari shower tile, matte black fixtures, and dual undermount sinks.

Additional highlights include a **full unfinished basement**, **3-car garage**, 8-foot entry door, Driftwood Taupe LVP flooring, Sandstone carpet, matte black hardware, and Alabaster interior paint.

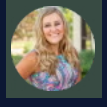
The Craftsman exterior features Artichoke and Pure White finishes with a Terra Brun front door.

Photos feature the actual home and finishes, with some virtually staged images provided for visual reference.

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Plans and elevations are artist's renderings only, may not accurately represent the actual condition of a home as constructed, and may contain options which are not standard on all models. We reserve the right to make changes to these floor plans, specifications, and elevations without prior notice. Stated dimensions and square footage are approximate and should not be used as representation of the home's precise or actual size.

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Community: Prairie Song Story Collection - Single Family Homes **Floor P**

2,451 Finished Sq Ft. | 3 Bedrooms | 2.5 Full Baths | 3 Car Garage | 2.0 Stories

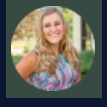
Rowling-768-Chatter-First-Level



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Community: Prairie Song Story Collection - Single Family Homes **Floor P**

2,451 Finished Sq Ft. 3 Bedrooms 2.5 Full Baths 3 Car Garage 2.0 Stories

Rowling-768-Chatter-2nd-Level

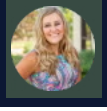
ROWLING - SECOND LEVEL



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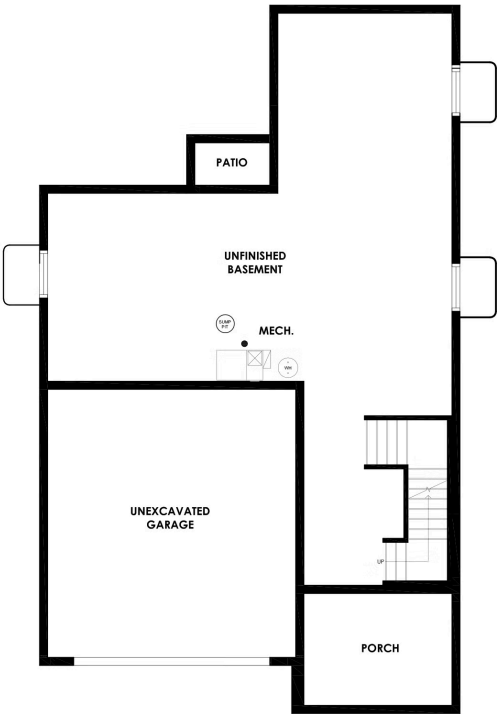
$651,510

Community: Prairie Song Story Collection - Single Family Homes **Floor P**

2,451 Finished Sq Ft. 3 Bedrooms 2.5 Full Baths 3 Car Garage 2.0 Stories

Rowling-768-Chatter-Unfinished-Basement

ROWLING - UNFINISHED BASEMENT



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