








768 Chatter Rd, Windsor, CO 80550

Community: Prairie Song Story Collection - Single Family Homes

Floor Plan
\$696,510
 2,451 Finished Sq Ft.
  3 Bedrooms
  3.0 Full Baths
  3 Car Garage
  3.0 Stories


The **Rowling** combines open-concept living with versatile spaces across three levels, offering comfort, flexibility, and elevated design throughout.

The first floor welcomes you with a spacious foyer that flows into an **open kitchen, dining, and living area**—ideal for both everyday living and entertaining. A versatile **main floor flex room** offers the perfect space for a home office, playroom, or additional lounge. The kitchen is enhanced by a deluxe window package, white cabinetry with satin bronze pulls, a large center island, Siberian Frost quartz countertops, and a herringbone matte sage backsplash. A gourmet Chef's induction appliance package anchors the space, while an electric fireplace with a ledgestone surround adds warmth and character. Sliding doors open to an **expanded patio**, creating a seamless indoor-outdoor connection.

Upstairs, the **primary suite** offers a relaxing retreat, highlighted by a **vaulted ceiling with a decorative beam**.

The spa-inspired bath features Wave 4x16 Safari shower tile, brushed gold plumbing fixtures, and dual undermount sinks. **Two additional bedrooms, a shared bath, and a versatile loft** provide flexible space for guests, work, or play, while a conveniently located laundry room completes the level.

This home includes a **full unfinished basement**, offering generous storage and future expansion potential.

Interior selections include white cabinetry, satin bronze cabinet pulls, Driftwood Taupe luxury vinyl plank flooring, Sandstone carpet, and Catalina LVT in baths and laundry. Matte black door hardware, 5-inch baseboards, a craftsman painted stair rail, brushed gold kitchen faucet, brushed gold bath fixtures, and undermount sinks elevate the overall aesthetic. **Structural upgrades include a 3-car garage with 8' doors, expanded patio, vaulted ceiling in the primary suite, and a deluxe window package.**

CALL 970-716-6088 TO SCHEDULE A 1 ON 1 APPOINTMENT

Plans and elevations are artist's renderings only, may not accurately represent the 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.

Photos are of a previously completed home. Actual finishes may vary.



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Rowling-768-Chatter-First-Level

ROWLING - FIRST LEVEL



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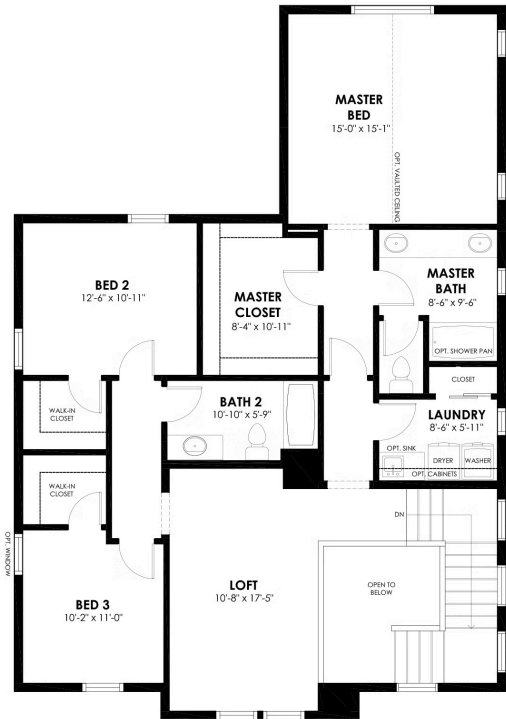
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Rowling-768-Chatter-2nd-Level

ROWLING - SECOND LEVEL



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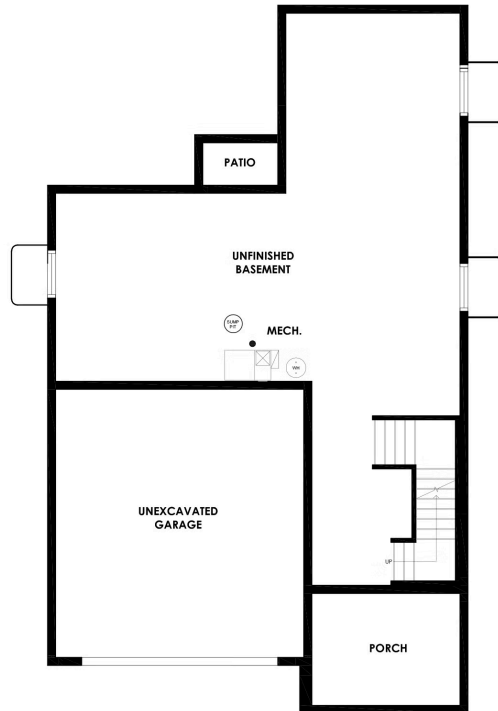
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Rowling-768-Chatter-Unfinished-Basement

ROWLING - UNFINISHED BASEMENT



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