







804 Chatter Rd, Windsor, CO 80550

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

**Floor Plan**

**\$763,085**

 2,624 Finished Sq Ft.  4 Bedrooms  3.0 Full Baths  3 Car Garage  2.0 Stories



The **Twain** offers a thoughtfully designed two-story layout with flexible living spaces and an optional finished basement.

The first floor features an inviting **foyer** that opens to a spacious **living room** and **dining area**, anchored by a central **kitchen** with a large island and pantry. A **flex/office space** near the front porch provides a perfect spot for work or hobbies, while the **powder bath** and convenient **owner's entry** from the attached **2-car garage** add functionality. Optional features include a **fireplace** in the living area and an **extended patio** for outdoor entertaining.

Upstairs, you'll find four bedrooms plus a versatile **loft**. The **primary suite** includes a generous **walk-in closet** and a **bathroom** with dual sinks and separate shower. Three additional bedrooms share a full bath, while the **second-floor laundry** makes everyday living more efficient.

The Twain also offers the choice of a finished basement, adding a **fifth bedroom with walk-in closet**, a full **bathroom**, and a spacious **recreation room**—perfect for movie nights, a game area, or guest space.

This home will be completed with 8' garage doors, a covered patio, vaulted master, and extra windows in the dining and living room. Interior finishes include a gourmet chef induction appliance package, Chai Latte shaker cabinets with gold pulls, Siberian Frost quartz throughout, white herringbone backsplash, black plumbing fixtures and hardware, and an electric fireplace. Additional highlights are Sand carpet, Wild Dunes LVP in the office, contemporary stained handrail, built-in bench with cubbies, white 4x16 master shower, and Drift of Mist

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

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.

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



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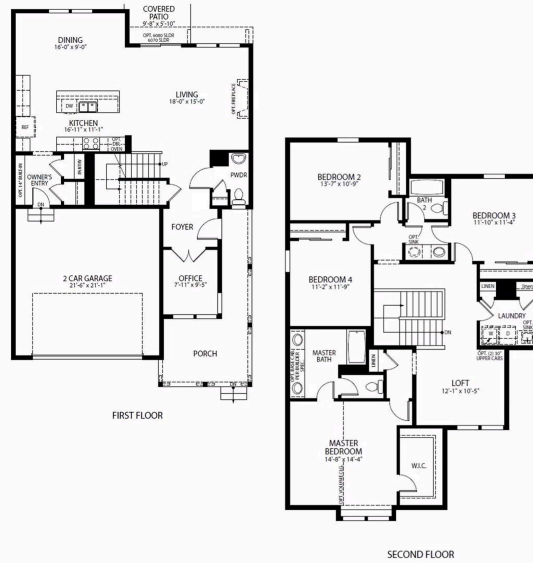
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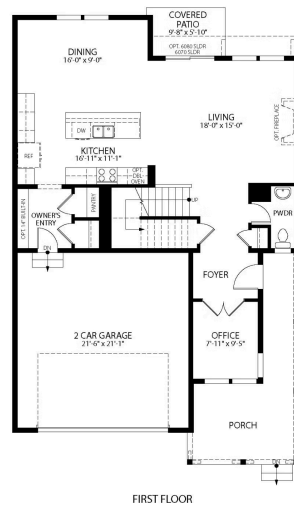
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## First Floor



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## Second Floor

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