



Features and Facts – “Arcadia” Floor Plan

612 Hemlock Drive, Windsor, CO 80550

No HOA, No Special Tax District, Walking distance to Eastman Park and Schools

1676 Sqft First Floor – Three Bedroom - Two Bath - Office/Den

1676 Sqft Unfinished Basement – One Bathroom Rough In – 9’ Walls – 4 Egress Windows

Highly Efficient Build: R21 Exterior Wall Insulation - R49 Attic Insulation – Low E Windows – All LED Fixtures – Blower Door Test Result of 2 Air Changes Per Hour (33% better than code requires)

High Efficiency Instant Hot Water Heater (never run out of hot water)

Hot and Cold Hose Bibs in Garage (good for washing the dog or car on cool fall day)

Vaulted Ceilings - Modern Finishes and Fixtures

Gas Range - Kitchen Island & Peninsula - Quartz Countertops

Oversized 2.5 Car Garage

Wi-Fi Hub in Hall Closet

Master Bdrm Patio Access and Walk in Closet - Master Bath Tile Shower

Quiet home – bedrooms are insulated from common areas and master is completely insulated

Luxury Vinyl Plank Flooring Throughout Whole First Floor – Pet proof, Waterproof

Large Backyard Ready for Finishing – Expandable sprinkler system and controller already installed

Warranty by raaz design

Additional Information

We will price and finish the basement if an offer is being made. (Basic finish starts around \$50,000)

Additional projects can be managed by raaz design if desired. (Such as landscaping)

There are 4 more lots in this development and presales will have the opportunity to customize them to their needs. There are renderings available of the development at www.raaz.design

We can also design and build a new home or remodel for you, please email me at collin@raaz.design if you are interested in design build services.

Thank you, raaz design