

960 HILLTOP DRIVE : WINDSOR CO



CUSTOM CRAFTED EXECUTIVE HOME ON 2+ ACRES  
IN DESIRABLE HILLTOP ESTATES

From the elegant curved staircase in the entryway through the spacious rooms with custom finishes and majestic mountain views, this warm and inviting home offers a peaceful retreat in a sought after location.

**\$619,000**

EXPERT GUIDANCE THROUGHOUT YOUR REAL ESTATE JOURNEY  
Jeff Bechtold : 303-817-6168 : [JeffBechtoldRealEstate.com](http://JeffBechtoldRealEstate.com)

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**KITCHEN** : Open floor plan to family room perfect for gathering family and friends



**KITCHEN** : Custom hickory cabinets



**FAMILY ROOM** : Gas stove and custom cabinetry

## FLEXIBLE LIVING SPACES :

- Large **Bonus Room** with half bath can serve as a huge rec room, a fourth bedroom, or a guest suite for visitors.
- Huge 1753 sf unfinished **Basement** ready to satisfy your imagination. Additional access directly from garage ideal as a Mother-in-Law apartment, home theater, two or three more bedrooms... You choose!
- Large **Office** next to main level bath



**LIVING ROOM** : Open & airy with mountain views

## 2.02 ACRE LOT : 3611 SQ FT : 4 BED, 4 BATH : 3-CAR GARAGE : BUILT 2002



**BONUS ROOM** : Additional space with 1/2 bath



**MAIN LEVEL BATH** : Next to large office off foyer



**MASTER BR** : Large & bright, with walk-in closet



**MASTER BATH** : Custom 5-piece with soaking tub

### CUSTOM DETAILS :

This owner-built custom home, focused on quality construction and energy efficiency, is built with 2x6 exterior walls containing additional energy-saving insulation. The roof is hand-framed with 2x8's instead of trusses. Check out the attention to detail in the finish work!

### ENERGY EFFICIENCY :

Equipped with a super high efficiency whole home heat and hot water system, **this huge home has gas bills averaging only \$52.39 over the past 18 months** for heat and hot water!

### THE GREAT OUTDOORS :

Situated on a 2+ acre corner lot with tasteful landscaping, this beauty enjoys mountain views and ample outdoor space for relaxation or entertaining. Three-car garage and plenty of room to add a shop (subject to HOA approval)!

