

# RAINDANCE CONDOS

Get to know your local community!



## Windsor, Colorado.

Nestled between the mountains and plains of Northern Colorado, Windsor is the perfect place for growth and new beginnings. Located only minutes from I-25 and natural recreation areas, there is something for everyone here!

### Our Favorite Restaurants and Brews

#### Ted's Sweetwater Grill

- 15 min walk

#### Chili Thai

- 9 min drive

#### Hearth Restaurant

- 8 min drive

#### Mash Lab Brewing & Kitchen

- 4 min drive



### HOA and Community Fees

#### Monthly

- One bedroom: \$335
- Two bedroom: \$355
- Three bedroom: \$375

#### Property Tax Rate: 0.93%

\*includes all water and sewer, trash and recycling, Xfinity Internet Services, common area landscape and snow removal, exterior home owner insurance and building maintenance, and Raindance proper HOA\*

*\*subject to change\**

### Shopping and Grocery Stores

#### Safeway

- 7 min drive

#### King Soopers Marketplace

- 7 min drive

#### SCHEELS

- 10 min drive

#### The Promenade Shops at Centerra

- 10 min drive



### Local Landmarks

#### University of Northern Colorado

- 25 min drive

#### Estes Park/ Rocky Mountain National Park

- 1 hour drive west

#### Denver International Airport

- 1 hour drive



### Things To Do

Enjoy the lazy river at the **Raindance River Resort** (your community pool!)

- 10 min walk

**Go fishing in Windsor Lake**

- 10 min drive

**Play a round of golf at Pelican Lakes Resort**

- 7 min drive



### Weld RE-4 School District

#### Skyview Elementary School

- 7 min drive

#### Windsor Middle School

- 10 min drive

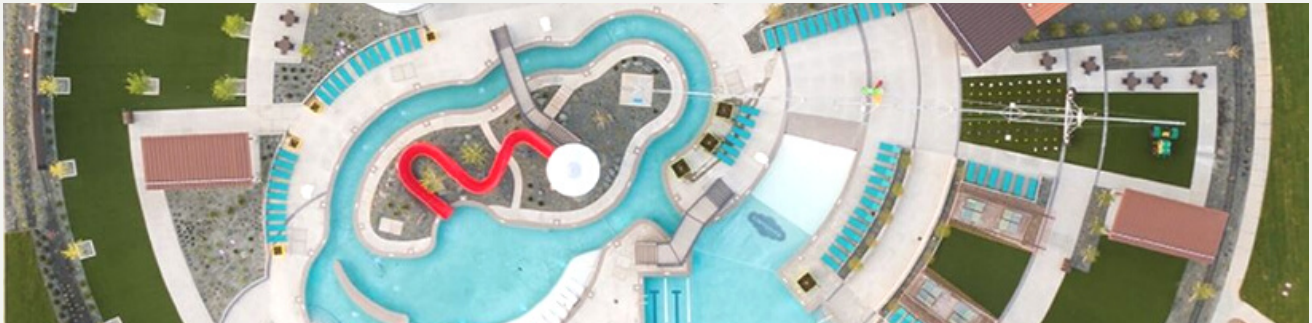
#### Windsor High School

- 10 min drive

# THE RAINDANCE COMMUNITY

## Community Amenities

- Farm to table community with access to community fields (corn, pumpkins & sunflowers)
- Community orchards (apples, plums, cherries)
- Access to Water Valley beaches and lakes (fishing, swimming paddle boarding)
- RainDance River Resort & W Club membership available for purchase
- Golf cart friendly community
- Multiple Parks
- Miles of Trails
- Hoe Down Hill (sledding & skiing hill)
- Ted's Sweetwater Grill & Trout Pond
- Walking distance to future Weld RE-4 elementary school
- Community Firepits & BBQ grills



### Hartford Homes at Raindance

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