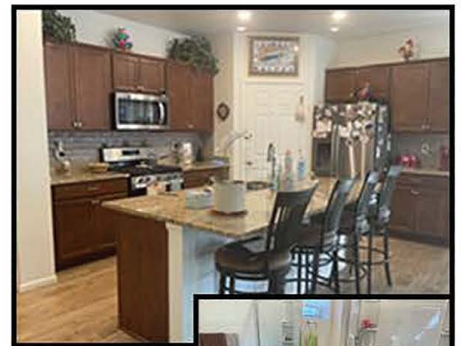
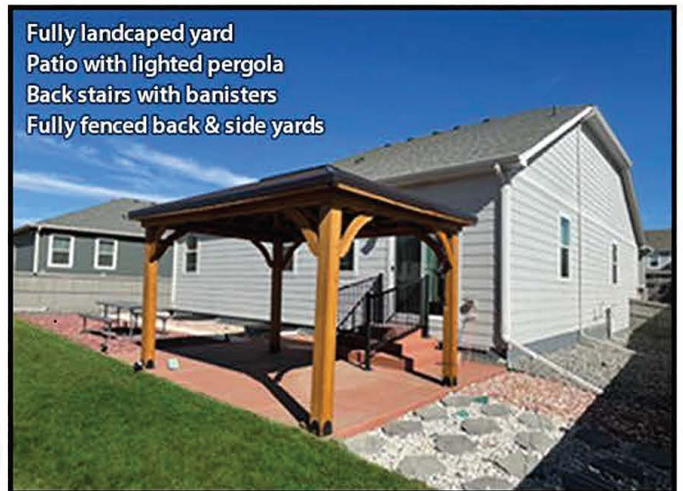


For Sale: Contemporary Home in Berthoud Colorado's New Vantage Neighborhood

1431 Vantage Parkway, Berthoud, Colorado 80513. Westhaven Subdivision, Vantage Neighborhood.

An engaging 3-bedroom single family home with so many extras, and a massive full basement with room to grow! See the attached MLS sheets for all of this home's info. This superb Vantage neighborhood has two children's playgrounds, clubhouse, outdoor pool, and dog park, right in its own Westhaven subdivision. As part of the local Metro District, residents also have access to the TPC's clubhouse, with its state-of-the-art fitness center, restaurant, golf pro shop, outdoor pool and of course, TPC's impressive PGA 18-hole golf course. Vantage's phase one Westhaven is very close to the new large Berthoud Rec Center, with its indoor pool, weight room, gym, rock climbing wall, skate park and pickleball courts. Nearby are the Waterworld at Lonetree Reservoir, local schools, downtown Berthoud's shops, special events, and Berthoud bike park. So much convenience: your choice of 3 community pools and Fourth of July fireworks in two different directions, without ever having to leave your home!

Contact our team, your Vantage neighbor, at Colorado Contemporary Properties, for a showing today!



**MLS #1027484 3 bedroom/2bath \$625,000
Contemporary Home in Vantage Neighborhood**

**Peggy Madsen, Broker
970-423-7230
303-325-4647**



**EMAIL US:
INFO@COLOCP.COM**



1431 Vantage Pkwy, Berthoud 80513
IRES MLS #: 1027484 **PRICE REDUCED TO: \$625,000**
Type: Residential-Detached **Status: Active**

LOCATION INFORMATION

Locale: Berthoud **County:** Larimer
Subdivision: Westhaven Subdivision
Legal: Lot 2, Block 4

BUILDING INFORMATION

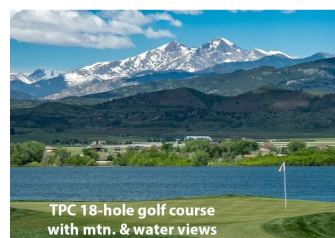
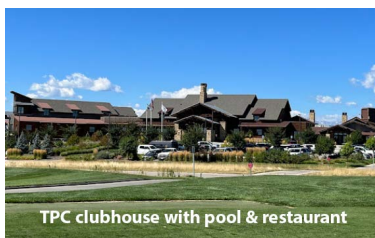
Total SqFt All Lvl: 2851 (\$219/SF) **Total Basement SqFt:** 1216
Finished SqFt: 1635 (\$382/SF) **Finished Lower Level SqFt:**
SqFt w/o Bsmt: 1635 (\$382/SF) **Upper Main Level SqFt:** 1635
Level SqFt: **Addl Upper Lvl:**
Garage Spaces: 3 **Garage Type:** Attached
Garage SqFt: 693
Year Built: 2021 **SqFt Source:** Assessor records
New Const: No
Builder: DR Horton **Model:** Neuville

SCHOOL INFORMATION

Elementary: Berthoud
Middle/Jr.: Berthoud Jr/sr
High School: Berthoud
School District: Thompson R2-j

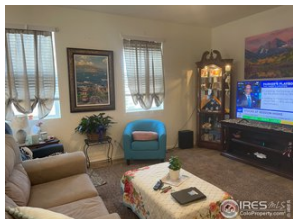
LOT INFORMATION

Lot SqFt: 7,594
Approx. Acres: 0.17
Elec: Xcel Energy
Water: Berthoud Utilities
Gas: Xcel Energy
Trash:
PIN: R1659942 **Zoning:** SFR
Waterfront: No **Water Meter:** Yes
Water Rights: No **Well Permit #:**
Taxes/Yr: \$5,165/2024
1st HOA: No
2nd HOA: No
Metro Dist: \$1,000/Y
2nd Metro Dist: No



COMMENTS

Listing Comments: Impeccable home with so many extras! This home's Vantage neighborhood has its own toddler playgrounds, clubhouse, outdoor pool & dog park, plus access to TPC golf course, restaurant, resort-style pool, pro shop & state-of-the-art fitness center. So close to large Berthoud Recreation Center's indoor pool, weight room, gym, rock climbing wall, skate park & pickleball courts! Nearby are Waterworld at Lonetree Reservoir, local schools, downtown Berthoud shops, events, and the Berthoud bike park.



LO: Colorado Contemporary Properties **LA:** Peggy Madsen
 Information deemed reliable but not guaranteed. MLS content and images copyright 1995-2025, IRES LLC. All rights reserved.

Peggy Madsen, Broker
 303-325-4647
 COLORADO CONTEMPORARY PROPERTIES

PROPERTY FEATURES

EXTERIOR:
Style: 1 Story/Ranch
Construction: Wood/Frame, Brick/Brick Veneer, Composition Siding
Roof: Composition Roof
Common Amenities: Clubhouse, Hot Tub, Indoor Pool, Pool, Play Area, Exercise Room, Common Recreation/Park Area
Association Fee Includes: Common Amenities, Snow Removal, Management
Type: Patio Home, Legal, Conforming, Contemporary/Modern
Outdoor Features: Lawn Sprinkler System, Patio, Private Pool, Oversized Garage
Location Description: Level Lot, House/Lot Faces E
Fences: Enclosed Fenced Area, Wood Fence
Views: Back Range/Snow Capped, Water View
Lot Improvements: Street Paved, Curbs, Gutters, Sidewalks, Street Light, Fire Hydrant within 500 Feet
Road Access: City Street

INTERIOR:
Basement/Foundation: Unfinished Basement, Crawl Space
Heating: Forced Air, Baseboard Heat, Multi-zoned Heat
Cooling: Central Air Conditioning
Inclusions: Window Coverings, Electric Range/Oven, Gas Range/Oven, Self-Cleaning Oven, Dishwasher, Refrigerator, Clothes Washer, Clothes Dryer, Microwave, Security System Leased, Disposal
Energy Features: Solar PV Owned
Design Features: Eat-in Kitchen, Open Floor Plan, Pantry, Walk-in Closet, Washer/Dryer Hookups, Kitchen Island
Primary Bedroom/Bath: Full Primary Bath
Disabled Accessibility: Level Drive, Near Bus, Main Floor Bath, Main Level Bedroom, Stall Shower, Main Level Laundry

OTHER:
Utilities: Natural Gas, Electric, Satellite Avail, High Speed Avail
Water/Sewer: City Water, City Sewer
Ownership: Private Owner
Possession: 1-3 Days after Closing
Property Disclosures: Seller's Property Disclosure
Flood Plain: Minimal Risk
Possible Usage: Single Family
New Financing/Lending: Cash, Conventional, FHA, VA

EXCLUSIONS:
Exclusions: To Be Determined. Seller and Listing Broker are preparing an inventory list.

ENERGY/GREEN FEATURES

HERS Rated: -
HES Rated: -
ENERGY STAR®: -
LEED For Homes Cert.: -
NAHB/NGBS-ICC 700: -
Solar Photovoltaic: Y Year: 2022 Power: 6.8 kW

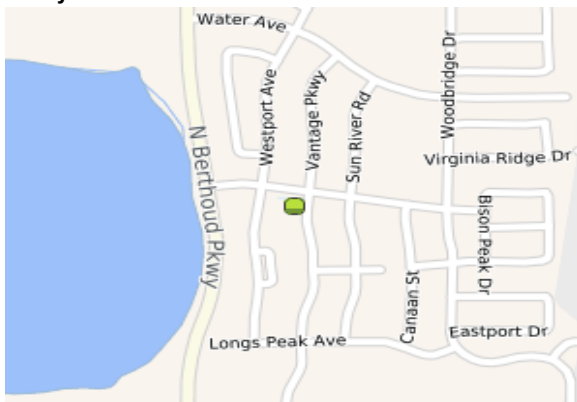
BEDROOMS AND BATHROOMS

Bedrooms: 3	Baths: 2	Rough Ins: 0				
Baths	Bsmt	Lwr	Main	Upr	Addl	Total
Full	0	0	2	0	0	2
3/4	0	0	0	0	0	0
1/2	0	0	0	0	0	0

ROOM SIZES

All Bedrooms Conform: Yes

Rooms	Level	Length	Width	Floor
Primary Bdrm	M	13	16	Carpet
Bedroom 2	M	11	11	Carpet
Bedroom 3	M	11	11	Carpet
Bedroom 4	-	-	-	-
Bedroom 5	-	-	-	-
Bedroom 6	-	-	-	-
Dining room	-	-	-	-
Family room	-	-	-	-
Great room	M	25	15	Vinyl
Kitchen	M	18	11	Vinyl
Laundry	M	6	5	Vinyl
Living room	M	-	-	Vinyl
Rec room	-	-	-	-
Study/Office	-	-	-	-



DRIVING DIRECTIONS

Enter into the Vantage Subdivision at Lake View Avenue; cross Westport Avenue to Vantage Parkway; go right and 1431 Vantage Parkway is the second home on the right.

LO: Colorado Contemporary Properties LA: Peggy Madsen



Peggy Madsen
 Call: 303-325-4647
 Or Email: pm@colocp.com
<http://www.colocp.com>

Colorado Contemporary Properties
 Call: 303-325-4647
<http://www.colocp.com>

Prepared By: Peggy Madsen - Mar 27, 2025, 7:04:45 PM
 Information deemed reliable but not guaranteed. MLS content and images copyright 1995-2025, IRES LLC. All rights reserved.

Peggy Madsen, Broker
 303-325-4647

COLORADO
 CONTEMPORARY
 PROPERTIES