

# \$947,500 - 2936 Fractus St, Timnath

MLS® #1043760

**\$947,500**

4 Bedroom, 4.00 Bathroom, 4,628 sqft  
Residential on 0.22 Acres

Wildwing Final Filing 2, Timnath, CO

Discover your dream home in the WildWing neighborhood-a perfect blend of luxury, comfort, and community. This beautifully designed 2-story home with a walk-out basement features 4 spacious bedrooms, 3 1/2 bathrooms, and has been meticulously updated with new carpet and fresh interior paint that creates a move-in ready atmosphere. High-end finishes abound, including a custom primary shower with dual rain heads and body sprays, a custom walk-in closet, and a dedicated home office. Step outside to enjoy the established landscaping featuring fresh sod and rock bed gardens that complement the massive covered patio with gas fire pit-perfect for enjoying sunrises over the pond. Modern conveniences include a 10' garage door with 50Amp plug and EV charging station, plus a leased solar array that transfers upon closing. Set in the vibrant WildWing community, you'll enjoy access to a heated pool, pickleball courts, playgrounds, plus nearby trails and Timnath Reservoir for endless outdoor recreation. Location allows for easy access to Greeley, Windsor, Loveland, Fort Collins, and everything Northern Colorado has to offer. Owner is a licensed real estate professional in the state of Colorado.



Built in 2019

## Essential Information

MLS® # 1043760

|                |                      |
|----------------|----------------------|
| Price          | \$947,500            |
| Bedrooms       | 4                    |
| Bathrooms      | 4.00                 |
| Full Baths     | 2                    |
| Half Baths     | 1                    |
| Square Footage | 4,628                |
| Acres          | 0.22                 |
| Year Built     | 2019                 |
| Type           | Residential          |
| Sub-Type       | Residential-Detached |
| Style          | Contemporary/Modern  |
| Status         | Active               |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 2936 Fractus St         |
| Area        | Timnath                 |
| Subdivision | Wildwing Final Filing 2 |
| City        | Timnath                 |
| County      | Larimer                 |
| State       | CO                      |
| Zip Code    | 80547                   |

### Amenities

|              |                                                               |
|--------------|---------------------------------------------------------------|
| Amenities    | Pool, Playground, Park, Hiking/Biking Trails                  |
| Utilities    | Natural Gas Available, Electricity Available, Cable Available |
| Parking      | >8' Garage Door                                               |
| # of Garages | 3                                                             |
| Garages      | Attached                                                      |
| View         | Foothills View, Plains View                                   |
| Waterfront   | Abuts Pond/Lake                                               |

### Interior

|                   |                                                                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | High Speed Internet, Separate Dining Room, Open Floorplan, Walk-In Closet(s), Loft, Jack & Jill Bathroom, Kitchen Island, 9ft+ Ceilings |
| Appliances        | Electric Range/Oven, Double Oven, Dishwasher, Refrigerator, Washer, Dryer                                                               |
| Heating           | Forced Air                                                                                                                              |
| Cooling           | Central Air, Ceiling Fan(s)                                                                                                             |
| Fireplace         | Yes                                                                                                                                     |

|              |     |
|--------------|-----|
| Fireplaces   | Gas |
| # of Stories | 2   |
| Stories      | Two |

## Exterior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Exterior Features | Lighting                                                                                      |
| Lot Description   | Curbs, Gutters, Sidewalks, Fire Hydrant within 500 Feet, Lawn Sprinkler System, Rolling Slope |
| Windows           | Window Coverings, Double Pane Windows                                                         |
| Roof              | Composition                                                                                   |
| Construction      | Wood/Frame, Stone, Composition Siding                                                         |

## School Information

|            |                            |
|------------|----------------------------|
| District   | Poudre                     |
| Elementary | Timnath                    |
| Middle     | Timnath Middle-High School |
| High       | Fossil Ridge               |

## Additional Information

|                |     |
|----------------|-----|
| Days on Market | 27  |
| Zoning         | RES |

## Listing Details

|                |                     |
|----------------|---------------------|
| Listing Office | West and Main Homes |
|----------------|---------------------|

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