



This home was designed as a fresh new offering to the Edgemont Highlands development located a few easy minutes from downtown Durango. The community features amenities such as walking and hiking trails, superb river fishing access, and a community lodge. This home enjoys a peaceful lot with mature pine trees and easy access within the development.

With a spacious master suite on the main level and two bedrooms upstairs, this modern spin on a traditional design is very efficient with its use of space. It offers a generous laundry and mud room and a kitchen that opens freely into the spacious dining and living rooms. This very usable floor plan includes an easy to find half bath for dinner guests, an inviting fireplace, and a bonus room in the attic yielding even more storage space. Granite counters, alder cabinets, millwork, doors, and solid maple flooring provide a high quality, luxurious feel in a highly affordable package.

DIRECTIONS: Take Florida Road east to Edgemont Highlands. Turn left at first entrance (with oak leaf sculpture) onto Highlands Boulevard. Take first left onto Needle Creek Trail, then first left onto Window Lake Trail. Home is on corner of Needle Creek Trail and Window Lake Trail.

13 Window Lake Trail Durango, CO

Home Features

\$419,900
1,709 Total Sq Ft

- 3 Bedrooms
- 2 Full Baths + Powder Room
- Main Floor Master Suite
- Solid Maple Hardwood Flooring
- Granite Counters with Undermount Sinks Throughout
- Knotty Alder Trim, Doors, and Cabinets
- 230 Sq. Ft. of Attic Storage



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