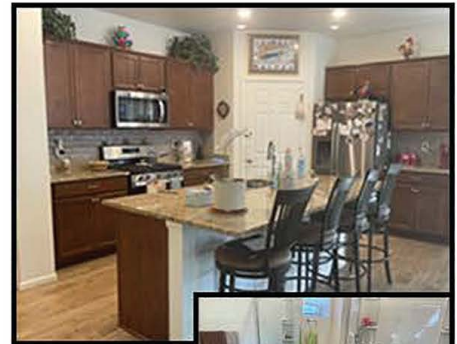
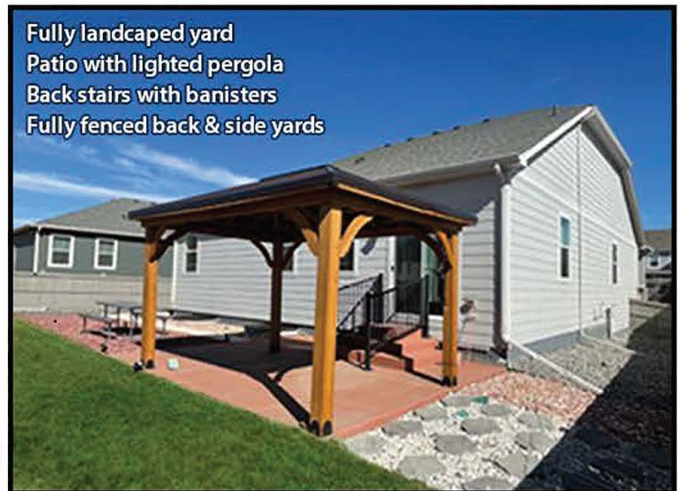


For Sale: Contemporary Home in Berthoud Colorado's New Vantage Neighborhood

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/2 bathroom
PRICE REDUCED! \$599,900.
Contemporary Home in Vantage Neighborhood

Peggy Madsen, Broker
303-325-4647

**COLORADO
CONTEMPORARY
PROPERTIES**

EST. 1988

EMAIL US:
INFO@COLOCP.COM



1431 Vantage Pkwy, Berthoud 80513

IRES MLS #: 1027484

PRICE REDUCED TO: **\$599,900**

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 #:

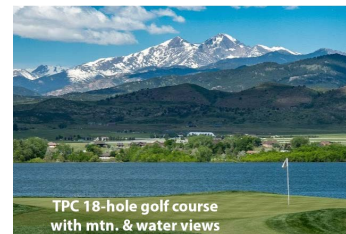
Taxes/Yr: \$5,165/2024

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 new Vantage neighborhood has its own 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 the 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, tennis courts and the Berthoud bike park.



LO: Colorado Contemporary Properties LA: Peggy Madsen

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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

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

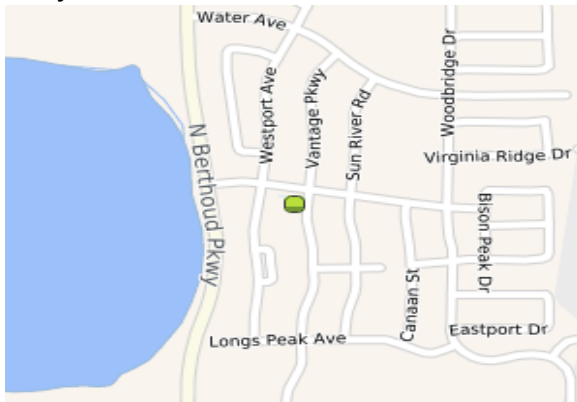
http://www.colocp.com

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.

Prepared By: Peggy Madsen - June 18, 2025, 9:45:45 PM
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303-325-4647COLORADO
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