



PELICAN SHORES
AT WATER VALLEY

IS THERE A HOMEOWNER'S ASSOCIATION AT PELICAN SHORES?

HOA dues are at an extremely affordable price of \$250 each month and include these services: landscape maintenance, snow removal, trash removal, and non-potable water. Our HOA dues are significantly lower than most competitors. All Pelican Shores homeowners will be individually responsible for all services to their residence, including, but not limited to, water/sewer, gas, electric, cable/satellite TV, Internet, telephone, etc.

DOES PELICAN SHORES HAVE A PREFERRED LENDER?

Yes. All interested homebuyers are required to obtain pre-qualification approval through preferred lenders. Buyers who utilize Pelican Shores preferred lenders for their loan will receive a credit in the amount of \$3,500 at closing that can be used toward closing costs. Please ask the sales team for a list of preferred lenders.

HOW MUCH IS THE INITIAL DEPOSIT TO PURCHASE A HOME?

A \$25,000 deposit is required to secure an interior lot; A \$100,000 deposit is required to secure a water lot. An additional 25% deposit is due for personal upgraded selections. Initial reservation requires pre-qualification only; wire, personal checks or cashier's checks are acceptable forms of deposit.

ARE THERE ANY ADDITIONAL DEPOSITS?

Yes. Most optional upgrades require an additional deposit. Optional electrical upgrades require a 25% deposit. Flooring, cabinets, countertops, and other optional design center upgrades require a 25% deposit at the time of ordering.

WHAT IS THE TAX RATE?

Pelican Shores tax rate is approximately .93% of the assessed value of the home.

IS PELICAN SHORES LOCATED IN A METRO DISTRICT?

Yes, all homes in Pelican Shores are located within a Metro District with a Mill Levy of 41.39.

WHAT ARE THE DESIGNATED NEIGHBORHOOD SCHOOLS?

Pelican Shores schools are located within the Windsor RE-4 School District and are subject to change. Please contact the district office at 970-686-8000 for specific information regarding school boundaries. School assignments, boundaries, capacities and facilities are subject to change. Please confirm all school information directly with the school district.

IS THERE A CONTINGENCY POLICY AND ARE CONTINGENT SALES ACCEPTED?

Yes, we do accept contingencies, but they are reviewed and accepted on a case-by-case basis. Please contact the on-site managers for additional details at 970-660-0635.

Pelican Shores | 1784 Barefoot Drive, Windsor, CO, 80550 | VIP-PELICANSHORES.COM

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This is not an offer to sell but is intended for information only. Trumark Homes reserves the right to make modifications in materials, specifications, plans, pricing, various fees, designs scheduling and delivery of homes without prior notice. All dimensions and square footages are approximate. Plan and dimensions may contain minor variations from floor to floor. Updated January 8, 2024..

