

Moving to Timnath, Colorado

Your 2026 Relocation Guide from New Horizons Real Estate

6,487 residents (2020 Census)	~20 min to Fort Collins	Larimer County	PSD school district
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Timnath is one of Colorado's fastest-growing towns, just southeast of Fort Collins along I-25 and the Harmony Road corridor, with a small historic Old Town surrounded by new neighborhoods, lakes and parks.

Your First 90 Days: The Timnath Move Checklist

Done	When	Task	Where to do it
☐	Before move-in	Confirm water, sewer, electric and gas providers	Providers vary by neighborhood in Timnath. Your builder, HOA or our team can confirm them for the address.
☐	First week	Set up trash	Check with your HOA or the Town
☐	Within 30 days	Transfer your driver license	A Colorado state DMV office (county offices do not issue licenses)
☐	Within 90 days	Title and register your vehicles	Larimer County Vehicle Licensing: offices in Fort Collins, Loveland and Estes Park. Appointments recommended at larimer.gov/bookatime .
☐	Before registering	Emissions test may be required, depending on whether your address is in the program area (parts of Larimer and Weld counties are)	An Air Care Colorado station
☐	Any time	Enroll your kids in school	Poudre School District
☐	Any time	Register to vote at your new address	GoVoteColorado.gov

Providers can change at the edge of town or between subdivisions. We'll confirm them for any address you're considering.

Where to Live in Timnath

As of October 21, 2026, the average list price on our site was about \$809,000. Prices change daily and are not a guarantee of value.

If you want...	Look at
An entry price	Townhomes from the high \$300,000s
A family neighborhood	Timnath Ranch, Timnath Lakes, Timnath South and Serratoga Falls, about \$530,000 to \$850,000
Luxury and golf	WildWing and Harmony Club, \$1.5 million to more than \$2 million

Schools

Poudre School District. Register with the district for your neighborhood school, or apply through school choice for another school or program. School assignments depend on the exact address; confirm with the district before you buy.

Getting Around

- **By car:** the Harmony Road and I-25 interchange is about half a mile from town.
- **Airport:** Denver International is about 60 miles south.

Healthcare

UCHealth Poudre Valley Hospital in Fort Collins and UCHealth Medical Center of the Rockies in Loveland are both close.

What It Costs to Live Here

- **Property taxes:** depend on the address, school district and any metro district. Look up the actual tax bill.
- **Sales tax:** the state rate is 2.9%; city, county and special district taxes vary by address.
- **Insurance and radon:** hail drives Colorado home insurance costs, and nearly half of Colorado homes test above the EPA radon action level. Get quotes and test during your inspection period.
- **Good to know:** Most Timnath neighborhoods are newer and many are in a metro district. Check the tax bill and HOA dues for any home you consider.

Things to Do Once You're Here

- **Timnath Reservoir**, about 600 acres
- **Weitzel Park** and the Poudre River Trail
- **Harmony corridor** shopping

Relocating to Timnath? We'll narrow neighborhoods with you by video call, tour homes live or by video, and connect you with local lenders and inspectors. If your employer offers **REAL Assistance**, you may qualify for free relocation support.

Call or text Matthew Starr: 720-432-8695

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Updated October 2026. Sources: local town and city websites, county motor vehicle offices, the Colorado DMV, school districts, RTD and the U.S. Census Bureau. Market figures from MLS listings as of October 21, 2026. General information, not legal, tax or financial advice; confirm details with the agency involved.