



IRE MLS # : 867272 **PRICE:** \$275,000
 1112 Nez Perce Way, Fort Collins 80526
RESIDENTIAL-DETACHED / INC **SOLD**
Locale: Fort Collins **County:** Larimer
Area/SubArea: 9/10
Subdivision: Wagon Wheel
Legal: LOT 9, BLK 1, WAGON WHEEL 1ST FILING, FTC

Total SqFt All Lvl: 1368 **Basement SqFt:** 456
Total Finished SqFt: 1368 **Lower Level SqFt:** 456
Finished SqFt w/o Bsmt: 1368 **Main Level SqFt:** 456
Upper Level SqFt: **Addl Upper Lvl:**
Garage Spaces: 2 **Garage Type:** Attached
Garage SqFt:
Built: 1983 **SqFt Source:** Assessor records
New Const: No
Builder: **Model:**
New Const Notes:

Elementary: Beattie
Middle/Jr.: Webber
High School: Rocky Mountain
School District: Poudre

Lot SqFt: 7,647 **Approx. Acres:** 0.18
Elec: Fort Collins **Water:** City of Fort Collins
Gas: Xcel **Taxes:** \$1,901.04/2017
PIN: **Zoning:** Res
Waterfront: No **Water Meter Inst:** Yes
Water Rights: No **Well Permit #:**
HOA: No

Bedrooms: 3 **Baths:** 2 **Rough Ins:** 0

Baths	Bsmt	Lwr	Main	Upr	Addl	Total
Full	0	0	0	1	0	1
3/4	1	0	0	0	0	1
1/2	0	0	0	0	0	0

All Bedrooms Conform: Yes

Rooms	Level	Length	Width	Floor
Master Bd	U	11	13	Other
Bedroom 2	-	-	-	-
Bedroom 3	-	-	-	-
Bedroom 4	-	-	-	-
Bedroom 5	-	-	-	-
Bedroom 6	-	-	-	-
Dining room	-	-	-	-
Family room	-	-	-	-
Great room	-	-	-	-
Kitchen	M	12	14	Other
Laundry	L	4	6	Other
Living room	-	-	-	-
Rec room	-	-	-	-
Study/Office	-	-	-	-

Listing Comments: Home in great location and in need of someone with vision. Backs to open space and located on quiet street. Sold AS-IS, Home priced 50k below average in this neighborhood to reflect work needed. Please note this is not a short sale and mortgage is up to date with payment schedule. **Broker Remarks:** This home has tested positive for Methamphetamine. We have attached all reports and disclosures as well as work orders to mitigate Meth. Home priced 50k below average in this neighborhood to reflect work needed. Please use contract preparation form in attached documents to prepare contract, allow 48 hours minimum for acceptance as sellers are out of state. PLEASE NOTE: home has had recent break ins. If any doors or windows are open at showing please contact listing agent immediately.

Sold Date: 12/19/2018 **Sold Price:** \$223,000
Terms: CONV FIX **DOM:** 29 **DTO:** 8 **DTS:** 29
Down Pmt Assist: N
Concession Type: None
SA: Gus Bergs 970-308-4733
SO: Coldwell Banker Res-Ft Collins 970-223-6500

Property Features

Style: Tri-Level **Construction:** Wood/Frame **Roof:** Composition Roof
Outdoor Features: Deck **Location Description:** Rolling Lot **Fences:** Wood Fence **Lot Improvements:** Street Paved, Curbs, Gutters, Sidewalks, Street Light **Basement/Foundation:** Full Basement **Heating:** Baseboard Heat **Inclusions:** Electric Range/Oven, Dishwasher, Refrigerator
Design Features: Eat-in Kitchen, Cathedral/Vaulted Ceilings, Open Floor Plan, Skylights **Master Bedroom/Bath:** Shared Master Bath **Fireplaces:** Gas Fireplace **Utilities:** Natural Gas, Electric **Water/Sewer:** City Water, City Sewer **Ownership:** Private Owner **Occupied By:** Vacant not for Rent
Possession: Delivery of Deed **Property Disclosures:** Seller's Property Disclosure **Flood Plain:** Minimal Risk **Possible Usage:** Single Family
New Financing/Lending: Cash, Conventional **Exclusions** - NONE

LA: Charlotte Franklin **Phone:** 970-219-2389 **Email:** charlotte@charlottefranklin.com **Fax:** -
LO: Keller Williams Rty Partners **Broker Phone:** 970-744-4954
TB: 3.00 **BA:** 3.00 **Buyer Excl:** No **Contract:** R **For Showings:** CSS: (970)663-7469
Min EM: \$3,000 **EM Recip:** Fidelity Title **Lim Service:** N



Elementary: Lopez
Middle/Jr.: Webber
High School: Rocky Mountain
School District: Poudre

Lot SqFt: 8,485 **Approx. Acres:** 0.19
Elec: FTC Utilities **Water:** FTC/LVLD Water Dist
Gas: Xcel Energy **Taxes:** \$1,760/2017
PIN: 96114-05-034 **Zoning:** FA
Waterfront: No **Water Meter Inst:** Yes
Water Rights: No **Well Permit #:**
1st HOA: Skyview South Hoa 970-282-3448
Fee: \$75/A **Xfer:** Yes **Rsrv:** No **Cov:** Yes

Bedrooms: 3 **Baths:** 1 **Rough Ins:** 0

Baths	Bsmt	Lwr	Main	Upr	Addl	Total
Full	0	0	1	0	0	1
3/4	0	0	0	0	0	0
1/2	0	0	0	0	0	0

All Bedrooms Conform: Yes

Rooms	Level	Length	Width	Floor
Master Bd	M	12	12	Carpet
Bedroom 2	M	10	10	Carpet
Bedroom 3	M	13	9	Carpet
Bedroom 4	-	-	-	-
Bedroom 5	-	-	-	-
Bedroom 6	-	-	-	-
Dining room	-	13	13	Laminate
Family room	-	-	-	-
Great room	-	-	-	-
Kitchen	M	11	12	Tile
Laundry	M	8	6	Vinyl
Living room	M	18	13	Carpet
Rec room	-	-	-	-
Study/Office	-	-	-	-

IRES MLS # : 868021 **PRICE:** \$280,000
 6405 Orbit Way, Fort Collins 80525
RESIDENTIAL-DETACHED / INC **SOLD**
Locale: Fort Collins **County:** Larimer
Area/SubArea: 9/19
Subdivision: Skyview South
Legal: LOT 34 SKYVIEW SOUTH 1ST, FTC
Website: <https://www.iresis.com/go/mls/868021>

Total SqFt All Lvl: 1278 **Basement SqFt:** 0
Total Finished SqFt: 1278 **Lower Level SqFt:**
Finished SqFt w/o Bsmt: 1278 **Main Level SqFt:** 1278
Upper Level SqFt: **Addl Upper Lvl:**
Garage Spaces: 1 **Garage Type:** Attached
Garage SqFt: 368
Built: 1977 **SqFt Source:** Assessor records
New Const: No
Builder: **Model:**
New Const Notes:

CoListing Agent: Nathan Washam 970-988-8295
CoListing Office: Kittle Real Estate 970-460-4444
Listing Comments: 3 bedroom, 1 bath ranch in Fort Collins at a great price! Close to the mountains and centrally located between downtown Fort Collins & Loveland. Bright living room welcomes you into the home. Large kitchen boasts newer stainless steel appliances, pantry & separate dining room. Three spacious bedrooms & a convenient laundry room. Expansive fenced backyard with mature trees & a patio is great for entertaining. Newer water heater. Extra attic insulation. 5 year old roof.
Broker Remarks: Easy to show. Sellers have not used it as a rental, so no financial info available. Call co-agent Nathan Washam w/questions 970-988-8295. Call Kittle Real Estate 970-460-4444 to schedule INSPECTIONS. Call CSS to schedule showings & APPRAISALS 970-663-7469. Buyer to verify measurements & schools

Sold Date: 03/27/2019 **Sold Price:** \$215,000
Terms: CASH **DOM:** 112 **DTO:** 85 **DTS:** 112
Down Pmt Assist: N
Concession Type: None
SA: Dee Bundy 970-460-4167
SO: C3 Real Estate Solutions, LLC 970-225-5152

Property Features
Style: 1 Story/Ranch **Construction:** Wood/Frame **Roof:** Tar & Gravel
Association Fee Includes: Snow Removal **Type:** Contemporary/Modern
Outdoor Features: Patio **Location Description:** Sloping Lot **Fences:** Wood Fence **Road Access:** City Street **Road Surface At Property Line:** Blacktop Road **Basement/Foundation:** No Basement **Heating:** Forced Air
Inclusions: Self-Cleaning Oven, Dishwasher, Refrigerator, Microwave
Energy Features: Double Pane Windows **Design Features:** Separate Dining Room, Pantry, Washer/Dryer Hookups **Disabled Accessibility:** Main Floor Bath, Main Level Bedroom, Main Level Laundry **Utilities:** Natural Gas, Electric **Water/Sewer:** District Water **Ownership:** Private Owner **Occupied By:** Vacant not for Rent **Possession:** Delivery of Deed
Property Disclosures: Seller's Property Disclosure, Lead Paint Disclosure
Flood Plain: Minimal Risk **Possible Usage:** Single Family
New Financing/Lending: Cash, Conventional **Exclusions** - personal property, washer and dryer

LA: Rob Kittle **Phone:** 970-460-4444 **Email:** offers@kittleteam.com **Fax:** 888-506-7809
LO: Kittle Real Estate **Broker Phone:** 970-460-4444
TB: 3.00 **BA:** 3.00 **Buyer Excl:** No **Contract:** R **For Showings:** CSS: (970)663-7469
Min EM: \$3,000 **EM Recip:** Fidelity National Title **Lim Service:** N



IRES MLS # : 864391 **PRICE:** \$311,000
 1810 Valley View Ln, Fort Collins 80524
RESIDENTIAL-DETACHED **SOLD**
Locale: Fort Collins **County:** Larimer
Area/SubArea: 9/11
Subdivision: Valley View
Legal: Lot 13, Amd Plat, Valley View Sub.

Total SqFt All Lvl: 2088 **Basement SqFt:** 912
Total Finished SqFt: 2088 **Lower Level SqFt:**
Finished SqFt w/o Bsmt: 1176 **Main Level SqFt:** 1176
Upper Level SqFt: **Addl Upper Lvl:**
Garage Spaces: 2 **Garage Type:** Detached
Garage SqFt: 624

Built: 1969 **SqFt Source:** Assessor records

New Const: No

Builder: **Model:**

New Const Notes:

Listing Comments: Good sized ranch with new roof and gutters, 5 bedrooms, 2 bathrooms, large fenced lot just out side of City limits with commercial zoning, large 2 car detached with shop area. Backs to open private land. Being sold 'as is' as in need of TLC and updating. Buyer needs to verify ALL information provided. **Broker Remarks:** Originally listed at appraised value. Sellers recent appraisal provided within Documents.

Sold Date: 12/10/2018

Sold Price: \$260,000

Terms: CASH

DOM: 61 **DTO:** 29 **DTS:** 61

Down Pmt Assist: N

Concession Type: None

SA: Sam Moes

970-412-7786

SO: Roots Real Estate

970-225-2002

Property Features

Style: 1 Story/Ranch **Construction:** Wood/Frame, Brick/Brick Veneer
Roof: Composition Roof **Lot Improvements:** Street Paved, Curbs, Gutters
Basement/Foundation: Full Basement, 90%+ Finished Basement, Built-In Radon **Heating:** Forced Air **Cooling:** Room Air Conditioner, Ceiling Fan
Inclusions: Window Coverings, Electric Range/Oven, Dishwasher, Refrigerator, Clothes Washer, Clothes Dryer **Energy Features:** High Efficiency Furnace **Utilities:** Natural Gas, Electric **Water/Sewer:** District Water, District Sewer **Ownership:** Private Owner **Occupied By:** Owner
Occupied Possession: 1-3 Days after Closing, Owner Will Vacate
Property Disclosures: Seller's Property Disclosure, Lead Paint Disclosure
Flood Plain: Minimal Risk **New Financing/Lending:** Cash, Conventional, FHA

Elementary: Tavelli
Middle/Jr.: Lincoln
High School: Poudre
School District: Poudre

Lot SqFt: 12,320 **Approx. Acres:** 0.28

Elec: PVREA **Water:** Elco

Gas: Xcel Energy **Taxes:** \$2,097/2017

PIN: **Zoning:** C

Waterfront: No **Water Meter Inst:** Yes

Water Rights: No **Well Permit #:**

HOA: No

Bedrooms: 5 **Baths:** 2 **Rough Ins:** 0

Baths	Bsmt	Lwr	Main	Upr	Addl	Total
Full	0	0	1	0	0	1
3/4	1	0	0	0	0	1
1/2	0	0	0	0	0	0

All Bedrooms Conform: No

Rooms	Level	Length	Width	Floor
Master Bd	M	11	11	Carpet
Bedroom 2	M	11	9	Carpet
Bedroom 3	M	9	9	Carpet
Bedroom 4	B	15	9	Carpet
Bedroom 5	B	11	10	Carpet
Bedroom 6	-	-	-	-
Dining room	M	13	9	Carpet
Family room	L	21	11	Vinyl
Great room	-	-	-	-
Kitchen	M	12	7	Vinyl
Laundry	B	18	7	Other
Living room	M	13	11	Carpet
Rec room	B	20	11	Carpet
Study/Office	-	-	-	-

LA: Mark Todd **Phone:** 970-581-0873 **Email:** mark@rootsrealestateco.com **Fax:** -

LO: Roots Real Estate **Broker Phone:** 970-225-2002

TB: 2.50 **BA:** 2.50 **Buyer Excl:** No **Contract:** R **For Showings:** LA: (970)581-0873

Min EM: \$3,000 **EM Recip:** Fidelity National Title **Lim Service:** N

Prepared By: James Orr - Oct 2, 2019 10:10:17 AM

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IRES MLS # : 867720 **PRICE:** \$320,000
605 S Bryan Ave, Fort Collins 80521
RESIDENTIAL-DETACHED **SOLD**
Locale: Fort Collins **County:** Larimer
Area/SubArea: 9/8
Subdivision: 150769 - S15 T07 R69
Legal: BEG AT PT WH BEARS S 0 26' E 1039 FT ALG E LN OF NW 1/4 15-7-69, W 10 FT FROM NE COR OF SD NW 1/4, W 109.5 FT, S 0 26' E 53 FT PARA TO E LN NW 1/4, E 109.5 FT, N 0 26' W 53 FT PARA TO E LN NW 1/4 TPOB (5803.5 SQ FT M/L) FTC

Elementary: Bauder
Middle/Jr.: Lincoln
High School: Poudre
School District: Poudre

Total SqFt All Lvl: 1075 **Basement SqFt:** 0
Total Finished SqFt: 1075 **Lower Level SqFt:**
Finished SqFt w/o Bsmt: 1075 **Main Level SqFt:** 1075
Upper Level SqFt: **Addl Upper Lvl:**
Garage Spaces: 1 **Garage Type:** Carport
Garage SqFt:

Lot SqFt: 5,803 **Approx. Acres:** 0.13
Elec: City **Water:** City
Gas: Xcel **Taxes:** \$1,590/2017
PIN: **Zoning:** RES
Waterfront: No **Water Meter Inst:** Yes
Water Rights: No **Well Permit #:**
HOA: No

Built: 1949 **SqFt Source:** Assessor records
New Const: No
Builder: **Model:**
New Const Notes:

Bedrooms: 3 **Baths:** 1 **Rough Ins:** 0

Baths	Bsmt	Lwr	Main	Up	Addl	Total
Full	0	0	1	0	0	1
3/4	0	0	0	0	0	0
1/2	0	0	0	0	0	0

Listing Comments: This is your opportunity to own a charming ranch-style home in Old Town, 2 blocks from City Park Lake! Bring all your ideas to this great home situated on a corner lot with a great big backyard. Enjoy all Fort Collins has to offer with this home's great location close to everything...and make this home your own. It does need some TLC but is priced accordingly. New carpet and flooring throughout except the original wood floors.

All Bedrooms Conform: Yes

Sold Date: 01/11/2019 **Sold Price:** \$280,000
Terms: CONV FIX **DOM:** 43 **DTO:** 17 **DTS:** 43

Rooms	Level	Length	Width	Floor
Master Bd	M	19	12	Carpet
Bedroom 2	M	12	10	Carpet
Bedroom 3	M	9	9	Carpet
Bedroom 4	-	-	-	-
Bedroom 5	-	-	-	-
Bedroom 6	-	-	-	-
Dining room	M	8	5	Wood
Family room	-	-	-	-
Great room	-	-	-	-
Kitchen	M	10	10	Vinyl
Laundry	M	8	5	Vinyl
Living room	M	18	16	Wood
Rec room	-	-	-	-
Study/Office	-	-	-	-

Down Pmt Assist: N
Concession Type: None
SA: Michael Salza 202-701-9254
SO: C3 Real Estate Solutions, LLC 970-225-5152

Property Features

Style: 1 Story/Ranch **Construction:** Wood/Frame **Roof:** Tar & Gravel
Type: Cottage/Bung **Outdoor Features:** Storage Buildings
Location Description: Corner Lot **Fences:** Wood Fence **Road Access:** City Street **Road Surface At Property Line:** Blacktop Road
Basement/Foundation: No Basement **Heating:** Forced Air **Cooling:** Ceiling Fan **Inclusions:** Electric Range/Oven, Refrigerator, Clothes Washer, Clothes Dryer, Smoke Alarm(s) **Design Features:** Eat-in Kitchen, Open Floor Plan, Pantry, Washer/Dryer Hookups **Master Bedroom/Bath:** Shared Master Bath **Disabled Accessibility:** Level Lot **Utilities:** Natural Gas, Electric, Cable TV Available **Water/Sewer:** City Water, City Sewer
Ownership: Private Owner **Occupied By:** Vacant not for Rent
Possession: Delivery of Deed **Property Disclosures:** Seller's Property Disclosure, Lead Paint Disclosure **Flood Plain:** Minimal Risk
Possible Usage: Single Family **New Financing/Lending:** Cash, Conventional, FHA, VA **Exclusions** - none

LA: Benjamin Blonder **Phone:** 970-420-6166 **Email:** benblonder@gmail.com **Fax:** 970-797-4844
LO: Keller Williams Realty NoCo **Broker Phone:** 970-449-7100
TB: 3.00 **BA:** 3.00 **Buyer Excl:** No **Contract:** R **For Showings:** CSS: (970)663-7469
Min EM: \$3,500 **EM Recip:** North American Title Co -- Kat Barone **Lim Service:** N



IRES MLS # : 866428 **PRICE:** \$345,000

212 Clover Ln, Fort Collins 80521

RESIDENTIAL-DETACHED

SOLD

Locale: Fort Collins

County: Larimer

Area/SubArea: 9/7

Subdivision: Northwest-Martin

Legal: COM AT PT ON S LN OF NE 1/4 10-7-69, 216 FT E OF SW COR OF NE 1/4, N 0 19' W 230 FT TPOB, E 101.77 FT, N 0 15' W 48 FT, W 101.83 FT TO PT N 0 19' W FROM TPOB, S 0 19' E 48 FT TPOB

Total SqFt All Lvl: 1510 **Basement SqFt:** 0

Total Finished SqFt: 1510 **Lower Level SqFt:**

Finished SqFt w/o Bsmt: 1510 **Main Level SqFt:** 1510

Upper Level SqFt: **Add Upper Lvl:**

Garage Spaces: 0 **Garage Type:** Off Street

Garage SqFt:

Built: 1938 **SqFt Source:** Assessor records

New Const: No

Builder: **Model:**

New Const Notes:

CoListing Agent: CO-OP Non-IRES Agent 970-593-9002

CoListing Office: CO-OP Non-IRES 970-593-9002

Listing Comments: Super cute 4 bedroom, 1 bathroom house with a good size living dining area with beautiful hardwood floors.

Broker Remarks: Tenant Occupied until December 17, One bedroom used for storage, give at least 48 hours for acceptance deadline. Please call Weston Scott if you have any questions at 303-902-3184.

Sold Date: 04/19/2019

Sold Price: \$280,000

Terms: FHA FIX

DOM: 163 **DTO:** 126 **DTS:** 163

Down Pmt Assist: N

Concession Type: None

SA: Todd Sledge 970-222-9120

SO: Group Harmony 970-229-0700

Property Features

Style: 1 Story/Ranch **Construction:** Wood/Frame **Roof:** Composition Roof

Type: Cottage/Bung **Fences:** Enclosed Fenced Area **Lot Improvements:**

Street Paved **Road Access:** City Street **Road Surface At Property Line:**

Blacktop Road **Basement/Foundation:** No Basement **Heating:** Forced Air

Inclusions: Electric Range/Oven, Dishwasher, Refrigerator, Clothes

Washer, Clothes Dryer **Disabled Accessibility:** Level Lot **Utilities:** Natural

Gas, Electric **Water/Sewer:** City Water, City Sewer **Ownership:** Private

Owner **Occupied By:** Tenant Occupied **Possession:** Specific Date, Tenant

Will Vacate **Property Disclosures:** Seller's Property Disclosure, Lead Paint

Disclosure **Flood Plain:** Minimal Risk **Possible Usage:** Single Family

New Financing/Lending: Cash, Conventional **Exclusions:** - Tenant's

personal property

Elementary: Lincoln
Middle/Jr.: Other
High School: Poudre
School District: Poudre

Lot SqFt: 4,791 **Approx. Acres:** 0.11

Elec: **Water:** City of Fort Collins

Gas: **Taxes:** \$2,352/2017

PIN: **Zoning:** RES

Waterfront: No **Water Meter Inst:** Yes

Water Rights: No **Well Permit #:**

HOA: No

Bedrooms: 4 **Baths:** 1 **Rough Ins:** 0

Baths	Bsmt	Lwr	Main	Upr	Addl	Total
Full	0	0	1	0	0	1
3/4	0	0	0	0	0	0
1/2	0	0	0	0	0	0

All Bedrooms Conform: Yes

Rooms	Level	Length	Width	Floor
Master Bd	M	12	11	Wood
Bedroom 2	-	-	-	-
Bedroom 3	-	-	-	-
Bedroom 4	-	-	-	-
Bedroom 5	-	-	-	-
Bedroom 6	-	-	-	-
Dining room	-	-	-	-
Family room	-	-	-	-
Great room	-	-	-	-
Kitchen	M	12	7	Vinyl
Laundry	M	4	7	Vinyl
Living room	-	-	-	-
Rec room	-	-	-	-
Study/Office	-	-	-	-

LA: Suzanne Offe **Phone:** 303-956-9665 **Email:** suzanne@teamoffe.com **Fax:** -

LO: One Source RE Solutions **Broker Phone:** 720-580-3775

TB: 3.00 **BA:** 3.00 **Buyer Excl:** No **Contract:** R **For Showings:** CSS: (303) 573-7469

Min EM: \$3,500 **EM Recip:** Land Title Guarantee Company **Lim Service:** N

Prepared By: James Orr - Oct 2, 2019 10:10:17 AM

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IRES MLS # : 876107 **PRICE:** \$398,000
335 E Magnolia St, Fort Collins 80524
RESIDENTIAL-DETACHED / INC **SOLD**
Locale: Fort Collins **County:** Larimer
Area/SubArea: 9/12
Subdivision: Fort Collins
Legal: West 1/2 of Lot 1, Block 144, Fort Collins

Total SqFt All Lvl: 1216 **Basement SqFt:** 0
Total Finished SqFt: 1216 **Lower Level SqFt:**
Finished SqFt w/o Bsmt: 1216 **Main Level SqFt:** 1216
Upper Level SqFt: **Addl Upper Lvl:**
Garage Spaces: 0 **Garage Type:** Off Street
Garage SqFt:

Built: 1900 **SqFt Source:** Assessor records
New Const: No
Builder: **Model:**
New Const Notes:

Listing Comments: If you're searching for the "old town" experience, search no further! This 3 bedroom home, located in the heart of Fort Collins, is perfect for the old town enthusiast. There's a living room and a family room, and the smallest bedroom makes a great office. The huge back yard, with parking off the alley, provides lots of space for your outdoor activities. This is a great family home or investment property, also zoned for potential multi-family development. **Broker Remarks:** Tenant occupied...please provide next day notice for showings. There is a non-habitable basement. Dog "Chewie" is mostly deaf and blind. Please don't approach. See a sketch of duplex/triplex possibilities in documents.

Sold Date: 08/16/2019 **Sold Price:** \$350,000
Terms: CASH **DOM:** 141 **DTO:** 57 **DTS:** 141

Down Pmt Assist: N
Concession Type: None
SA: Jordan Obermann 970-412-9777
SO: Grey Rock Realty 970-672-0775

Property Features

Style: 1 Story/Ranch **Construction:** Wood/Frame **Roof:** Composition Roof
Type: Cottage/Bung **Outdoor Features:** Storage Buildings, Deck, RV/Boat
Parking Location Description: Deciduous Trees, Level Lot, House/Lot
Faces N Fences: Enclosed Fenced Area **Basement/Foundation:** Partial
 Basement, Unfinished Basement **Heating:** Forced Air **Inclusions:** Window
 Coverings, Gas Range/Oven, Refrigerator, Clothes Washer, Clothes Dryer
Design Features: Eat-in Kitchen, Wood Floors **Utilities:** Natural Gas,
 Electric **Water/Sewer:** City Water, City Sewer **Ownership:** Private Owner
Occupied By: Tenant Occupied **Possession:** Delivery of Deed
Property Disclosures: Seller's Property Disclosure, Lead Paint Disclosure
Flood Plain: Minimal Risk **Possible Usage:** Single Family
New Financing/Lending: Cash, Conventional, FHA, VA

Elementary: Laurel
Middle/Jr.: Leshar
High School: Ft Collins
School District: Poudre

Lot SqFt: 9,500 **Approx. Acres:** 0.22
Elec: City of FC **Water:** City of FC
Gas: XCel **Taxes:** \$2,763/2018
PIN: 9712332021 **Zoning:** NCM
Waterfront: No **Water Meter Inst:** Yes
Water Rights: No **Well Permit #:**
HOA: No

Bedrooms: 3 **Baths:** 1 **Rough Ins:** 0

Baths	Bsmt	Lwr	Main	Upr	Addl	Total
Full	0	0	1	0	0	1
3/4	0	0	0	0	0	0
1/2	0	0	0	0	0	0

All Bedrooms Conform: Yes

Rooms	Level	Length	Width	Floor
Master Bd	M	9	16	Wood
Bedroom 2	M	11	11	Carpet
Bedroom 3	M	8	9	Carpet
Bedroom 4	-	-	-	-
Bedroom 5	-	-	-	-
Bedroom 6	-	-	-	-
Dining room	M	9	10	Wood
Family room	M	13	15	Wood
Great room	-	-	-	-
Kitchen	M	9	13	Wood
Laundry	M	3	6	Tile
Living room	M	11	17	Carpet
Rec room	-	-	-	-
Study/Office	-	-	-	-

LA: Will Harper **Phone:** 970-206-8205 **Email:** will@willpowerteam.com **Fax:** 970-225-0118
LO: RE/MAX Alliance-FTC South **Broker Phone:** 970-226-3990
TB: 3.00 **BA:** 3.00 **Buyer Excl:** No **Contract:** R **For Showings:** CSS: (970)663-7469
Min EM: \$3,000 **EM Recip:** RE/MAX Alliance **Lim Service:** N



Elementary: Irish
Middle/Jr.: Lincoln
High School: Poudre
School District: Poudre

Lot SqFt: 40,075 **Approx. Acres:** 0.92
Elec: City of Fort Co **Water:** Sunset Water
Gas: xcel **Taxes:** \$1,958/2017
PIN: **Zoning:** FA
Waterfront: No **Water Meter Inst:** Yes
Water Rights: No **Well Permit #:**
HOA: No

Bedrooms: 5 **Baths:** 2 **Rough Ins:** 0

Baths	Bsmt	Lwr	Main	Up	Addl	Total
Full	0	0	1	0	0	1
3/4	0	0	1	0	0	1
1/2	0	0	0	0	0	0

All Bedrooms Conform: Yes

Rooms	Level	Length	Width	Floor
Master Bd	M	17	15	Carpet
Bedroom 2	M	14	11	Carpet
Bedroom 3	M	14	13	Carpet
Bedroom 4	U	13	11	Carpet
Bedroom 5	U	14	11	Carpet
Bedroom 6	-	-	-	-
Dining room	-	-	-	-
Family room	-	-	-	-
Great room	-	-	-	-
Kitchen	M	13	12	Tile
Laundry	M	7	6	Tile
Living room	M	19	13	Wood
Rec room	-	-	-	-
Study/Office	-	-	-	-

IRES MLS # : 868053 **PRICE:** \$399,000
 107 S Sunset St, Fort Collins 80521
RESIDENTIAL-DETACHED **SOLD**
Locale: Fort Collins **County:** Larimer
Area/SubArea: 9/2
Subdivision: West Acres
Legal: Lot 17 BLK 2 , West Acres

Total SqFt All Lvl: 2048 **Basement SqFt:** 0
Total Finished SqFt: 2048 **Lower Level SqFt:**
Finished SqFt w/o Bsmt: 2048 **Main Level SqFt:** 1736
Upper Level SqFt: 312 **Addl Upper Lvl:**
Garage Spaces: 3 **Garage Type:** Detached
Garage SqFt: 560
Built: 1927 **SqFt Source:** Other
New Const: No
Builder: **Model:**
New Const Notes:

Listing Comments: Great potential on an in-town acre a few blocks from City Park! Will need some sweat equity but it will be worth it! This property was a 1927 home with a permitted addition in 2005. It has a detached 3 car garage and a barn. This is an AS-IS sale, Seller will make no repairs to the property. NO HOA, 1horse allowed. Upstairs could be 2 bedrooms or a loft /office space. Some personal property will be removed by the Estate, Buyer will be responsible for anything remaining. Call broker for details.
Broker Remarks: ESTATE SALE. AS-IS sale, all contracts must have the AS-IS Clause included. Do not remove shoes.Seller is: The Estate of Michael C. Aguirre, Sr. a.k.a Michael Aguirre Sr. , a.k.a Michael Aguirre . There are belongings on the property that will NOT be removed . . Brokers because of the debris on the property please be extra cautious There is a large hole in the front yard partially covered with a piece of plywood Deadline for Offers Monday 11/14 at 12.

Sold Date: 02/08/2019 **Sold Price:** \$341,500
Terms: CASH **DOM:** 64 **DTO:** 40 **DTS:** 64
Down Pmt Assist: N
Concession Type: None
SA: Sam Moes 970-412-7786
SO: Roots Real Estate 970-225-2002

Property Features
Style: 2 Story **Construction:** Wood/Frame, Composition Siding **Roof:** Composition Roof **Outdoor Features:** Storage Buildings
Location Description: House/Lot Faces E **Horse Property:** Zoning Appropriate for 1 Horse **Fences:** Partially Fenced **Views:** Foothills View
Lot Improvements: Street Paved **Road Access:** City Street
Basement/Foundation: No Basement **Heating:** Forced Air **Inclusions:** Dishwasher, Refrigerator, Clothes Washer, Clothes Dryer **Design Features:** Eat-in Kitchen, Open Floor Plan **Master Bedroom/Bath:** Full Master Bath
Utilities: Natural Gas, Electric **Water/Sewer:** District Water, City Sewer
Ownership: Licensed Owner **Occupied By:** Owner Occupied
Possession: Delivery of Deed **Property Disclosures:** No Property Disclosure **Flood Plain:** Minimal Risk **Possible Usage:** Single Family
New Financing/Lending: Cash, Conventional

LA: Leslie Henckel **Phone:** 970-217-4370 **Email:** llhenckel@gmail.com **Fax:** 970-225-0118
LO: RE/MAX Alliance-FTC South **Broker Phone:** 970-226-3990
TB: 3.00 **BA:** 3.00 **Buyer Excl:** No **Contract:** R **For Showings:** CSS: (970)663-7469
Min EM: \$5,000 **EM Recip:** REMAX Alliance **Lim Service:** N



IRES MLS # : 874971 **PRICE:** \$399,900
 2129 Sage Dr, Fort Collins 80524
RESIDENTIAL-DETACHED **SOLD**
Locale: Fort Collins **County:** Larimer
Area/SubArea: 9/11
Subdivision: Rim Rock
Legal: LOT 18, RIM ROCK

Total SqFt All Lvl: 2580 **Basement SqFt:** 0
Total Finished SqFt: 2448 **Lower Level SqFt:** 1290
Finished SqFt w/o Bsmt: 1290 **Main Level SqFt:** 1290
Upper Level SqFt: **Addl Upper Lvl:**
Garage Spaces: 2 **Garage Type:** Attached
Garage SqFt: 506

Built: 1977 **SqFt Source:** Assessor records
New Const: No
Builder: **Model:**
New Const Notes:

Listing Comments: Raised-ranch on a corner lot with mature landscape and RV Parking. This home has plenty of charm, 4 bed, 2 bath, 2 car garage with an attached shop to the rear and an additional detached shop/shed (12 X 16) in the back yard. Completely fenced yard with in-ground sprinkler system complete with drip lines for plants and trees. Radon Mitigation completed 3/2019. Sellers are offering a \$2000 flooring concession with a full price offer. **Broker Remarks:** Bring all offers, Sellers are motivated.

Sold Date: 05/13/2019 **Sold Price:** \$350,000
Terms: CONV FIX **DOM:** 59 **DTO:** 21 **DTS:** 59

Down Pmt Assist: N
Concession Type: None

SA: John Scheving 970-685-8122
SO: Keller Williams Realty NoCo 970-449-7100

Property Features

Style: Raised Ranch **Construction:** Vinyl Siding **Roof:** Composition Roof
Outdoor Features: Lawn Sprinkler System, Storage Buildings, RV/Boat
Parking Fences: Enclosed Fenced Area **Basement/Foundation:** Daylight
 Basement **Heating:** Forced Air **Cooling:** Central Air Conditioning
Inclusions: Window Coverings, Electric Range/Oven, Self-Cleaning Oven,
 Dishwasher, Clothes Washer, Clothes Dryer, Microwave, Garage Door
 Opener, Disposal, Smoke Alarm(s) **Design Features:** Washer/Dryer
 Hookups **Utilities:** Natural Gas, Electric, Cable TV Available **Water/Sewer:**
 District Water, District Sewer **Ownership:** Private Owner **Occupied By:**
 Owner Occupied **Possession:** Delivery of Deed **Property Disclosures:**
 Seller's Property Disclosure **Flood Plain:** Minimal Risk **Possible Usage:**
 Single Family **New Financing/Lending:** Cash, Conventional, FHA, VA
Exclusions - Seller's Personal property and the Refrigerator.

Elementary: Tavelli
Middle/Jr.: Cache La Poudre
High School: Poudre
School District: Poudre

Lot SqFt: 10,890 **Approx. Acres:** 0.25
Elec: PV REA **Water:** ELCO
Gas: Xcel **Taxes:** \$2,030.23/2018
PIN: 9836310018 **Zoning:** RES
Waterfront: No **Water Meter Inst:** Yes
Water Rights: No **Well Permit #:**
HOA: No

Bedrooms: 4 **Baths:** 2 **Rough Ins:** 0

Baths	Bsmt	Lwr	Main	Upr	Addl	Total
Full	0	0	1	0	0	1
3/4	0	1	0	0	0	1
1/2	0	0	0	0	0	0

All Bedrooms Conform: Yes

Rooms	Level	Length	Width	Floor
Master Bd	M	16	18	Carpet
Bedroom 2	M	11	15	Carpet
Bedroom 3	L	12	15	Carpet
Bedroom 4	L	12	17	Carpet
Bedroom 5	-	-	-	-
Bedroom 6	-	-	-	-
Dining room	M	13	14	Carpet
Family room	-	-	-	-
Great room	-	-	-	-
Kitchen	M	12	9	Vinyl
Laundry	B	12	11	Other
Living room	M	18	14	Carpet
Rec room	-	-	-	-
Study/Office	-	-	-	-

LA: Irene Smith **Phone:** 970-218-6468 **Email:** irenesmithhomes@gmail.com **Fax:** 970-482-1720
LO: RE/MAX Alliance-FTC Dwtm **Broker Phone:** 970-482-1781
TB: 3.00 **BA:** 3.00 **Buyer Excl:** No **Contract:** R **For Showings:** CSS: (970)663-7469
Min EM: \$4,000 **EM Recip:** RE/MAX Alliance **Lim Service:** N



IRES MLS # : 867369 **PRICE:** \$399,900
 500 Stover St, Fort Collins 80524
RESIDENTIAL-DETACHED / INC **SOLD**
Locale: Fort Collins **County:** Larimer
Area/SubArea: 9/13
Subdivision: 9/13
Legal: N 1/2 OF LOT 5, BLK 185, FTC

Total SqFt All Lvl: 1644 **Basement SqFt:** 0
Total Finished SqFt: 1644 **Lower Level SqFt:**
Finished SqFt w/o Bsmt: 1644 **Main Level SqFt:** 1644
Upper Level SqFt: **Addl Upper Lvl:**
Garage Spaces: 2 **Garage Type:** Detached
Garage SqFt: 500

Built: 1910 **SqFt Source:** Assessor records
New Const: No
Builder: **Model:**

New Const Notes:

Listing Comments: Great investment property on an oversize 9,500 ft lot, with future development potential. Currently leased at \$1,845/mo through 7/19. Keep as a rental (land hold), use for in-home business or fix/flip project. Flexible NCB zoning allows business or office use. Access to property from Mulberry, Stover and alley on the east (150 feet of Mulberry frontage). Currently 4 bedroom 2 bath, plus office, screened porch, older home (needs TLC), sold as-is. Possible owner carry with 20% down. Broker/owner. **Broker Remarks:** Please email listing broker to setup showing and for details on possible owner carry. Copy of tenant lease available upon request. Will cooperate with 1031 exchange. Broker/owner.

Sold Date: 07/01/2019 **Sold Price:** \$320,000
Terms: PRVT **DOM:** 219 **DTO:** 219 **DTS:** 219

Down Pmt Assist: N
Concession Type: None

SA: Michael Jensen 970-222-8136
SO: Fort Collins Real Estate, LLC 970-224-1411

Property Features

Style: 2 Story **Construction:** Wood/Frame **Roof:** Composition Roof
Outdoor Features: Storage Buildings, Enclosed Porch
Location Description: Corner Lot, Evergreen Trees, Level Lot **Fences:** Enclosed Fenced Area, Wood Fence **Lot Improvements:** Curbs, Gutters, Street Light, Alley **Basement/Foundation:** No Basement **Heating:** Forced Air **Inclusions:** Electric Range/Oven, Gas Range/Oven, Refrigerator, Clothes Washer, Clothes Dryer **Utilities:** Natural Gas, Electric, Cable TV Available, High Speed Avail **Water/Sewer:** City Water, City Sewer
Ownership: Licensed Owner **Occupied By:** Tenant Occupied
Possession: Delivery of Deed, Tenant Will Vacate, Current Lease Agreement, See Remarks **Property Disclosures:** No Property Disclosure
Flood Plain: Minimal Risk **Possible Usage:** Single Family, Business, Commercial or Industrial **New Financing/Lending:** Cash, Conventional, FHA, Owner Financing, Lease Purchase, 1031 Exchange **Exclusions -** Tenant's Personal Property

Elementary: Laurel
Middle/Jr.: Lesher
High School: Ft Collins
School District: Poudre

Lot SqFt: 9,500 **Approx. Acres:** 0.22
Elec: City of FC **Water:** City of Fort Collins
Gas: Excel **Taxes:** \$2,067.80/2017
PIN: **Zoning:** NCB
Waterfront: No **Water Meter Inst:** Yes
Water Rights: No **Well Permit #:**
HOA: No

Bedrooms: 4 **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

All Bedrooms Conform: Yes

Rooms	Level	Length	Width	Floor
Master Bd	U	10	10	Carpet
Bedroom 2	U	9	10	Carpet
Bedroom 3	M	10	10	Carpet
Bedroom 4	M	10	10	Carpet
Bedroom 5	-	-	-	-
Bedroom 6	-	-	-	-
Dining room	M	13	9	Carpet
Family room	-	-	-	-
Great room	-	-	-	-
Kitchen	M	15	15	Tile
Laundry	M	9	8	Tile
Living room	M	10	10	Carpet
Rec room	-	-	-	-
Study/Office	M	9	10	Carpet

LA: Braun Mincher **Phone:** 970-212-7368 **Email:** sales@aggiere.com **Fax:** 970-212-7290
LO: Aggie Properties, LLC **Broker Phone:** 970-212-7368
TB: 3.00 **BA:** 3.00 **Buyer Excl:** No **Contract:** R **For Showings:** braun@aggiere.com
Min EM: \$5,000 **EM Recip:** Land Title Guarantee **Lim Service:** N



Elementary: Tavelli
Middle/Jr.: Lincoln
High School: Poudre
School District: Poudre

Lot SqFt: 9,592 **Approx. Acres:** 0.22
Elec: Xcel Energy **Water:** ELCO
Gas: Xcel Energy **Taxes:** \$1,616/2017
PIN: **Zoning:** Res
Waterfront: No **Water Meter Inst:** Yes
Water Rights: No **Well Permit #:**
1st HOA:
Fee: \$380/M **Xfer:** Yes **Rsrv:** Yes **Cov:** Yes

Bedrooms: 3 **Baths:** 3 **Rough Ins:** 0

Baths	Bsmt	Lwr	Main	Upr	Addl	Total
Full	0	0	1	0	0	1
3/4	1	0	1	0	0	2
1/2	0	0	0	0	0	0

All Bedrooms Conform: No

Rooms	Level	Length	Width	Floor
Master Bd	M	15	12	Carpet
Bedroom 2	M	22	10	Tile
Bedroom 3	B	18	15	Carpet
Bedroom 4	-	-	-	-
Bedroom 5	-	-	-	-
Bedroom 6	-	-	-	-
Dining room	M	12	7	Carpet
Family room	B	24	21	Carpet
Great room	-	-	-	-
Kitchen	M	11	11	Tile
Laundry	M	3	3	Other
Living room	M	17	15	Carpet
Rec room	B	22	16	Carpet
Study/Office	-	-	-	-

IRES MLS # : 853361 **PRICE:** \$425,000
 1619 Adriel Way, Fort Collins 80524
RESIDENTIAL-DETACHED **SOLD**
Locale: Fort Collins **County:** Larimer
Area/SubArea: 9/11
Subdivision: Adriel Hills
Legal: UNIT 1619, SUP 4, ADRIEL HILLS OVER-ALL FILING (CONDO)

Total SqFt All Lvl: 2934 **Basement SqFt:** 1467
Total Finished SqFt: 2875 **Lower Level SqFt:**
Finished SqFt w/o Bsmt: 1467 **Main Level SqFt:** 1467
Upper Level SqFt: **Addl Upper Lvl:**
Garage Spaces: 2 **Garage Type:** Attached
Garage SqFt: 524
Built: 1976 **SqFt Source:** Other
New Const: No
Builder: **Model:**
New Const Notes:

CoListing Agent: Berin Jacob Wachsmann 970-214-2277
CoListing Office: Group Mulberry 970-221-0700

Listing Comments: This is the detached condo patio home you've been waiting for! BEST LOCATION big front courtyard, garden level basement, huge views & backing to canal & open space. Pool, tennis, golf, clubhouse, sauna, steam hot tub included in HOA. RESORT SYLE LIVING This home features beamed vaulted ceilings and fireplace in living room and family room. Wet bar in family room! You will love the views and the privacy! Main floor living with laundry and master bedroom. This great home can be yours. **Broker Remarks:** Taxes are based on Senior Tax. 3rd bedroom in basement is non-conforming because of window well. Look at the comps for location and size and see this is the best buy.

Sold Date: 12/03/2018 **Sold Price:** \$362,500
Terms: FHA FIX **DOM:** 173 **DTO:** 122 **DTS:** 173
Down Pmt Assist: N
Concession Type: CC
Points Paid/Seller: 0 **Points Paid/Buyer:** 0
Total Concession Amt: \$6,000
SA: Cody Walker 970-528-0604
SO: eXp Realty LLC 720-895-1387

Property Features
Style: 1 Story/Ranch **Construction:** Wood/Frame **Roof:** Composition Roof
Common Amenities: Clubhouse, Tennis, Hot Tub, Indoor Pool, Pool, Sauna **Association Fee Includes:** Common Amenities, Trash, Snow Removal, Lawn Care, Exterior Maintenance **Type:** Patio Home, Condo(Detached Only) **Outdoor Features:** Patio, Deck
Location Description: Cul-De-Sac, Wooded Lot, Level Lot, Abuts Ditch, Golf Course Neighborhood, Abuts Private Open Space **Fences:** Partially Fenced **Views:** Back Range/Snow Capped, Foothills View, Water View
Lot Improvements: Street Paved, Street Light **Road Access:** Private Road, up to County Standards **Basement/Foundation:** Full Basement, 90%+ Finished Basement, Daylight Basement **Heating:** Baseboard Heat **Cooling:** Central Air Conditioning **Inclusions:** Window Coverings, Electric Range/Oven, Dishwasher, Refrigerator, Clothes Washer, Clothes Dryer, Garage Door Opener, Disposal, Smoke Alarm(s) **Energy Features:** Double Pane Windows **Design Features:** Eat-in Kitchen, Separate Dining Room, Cathedral/Vaulted Ceilings, Open Floor Plan, Stain/Natural Trim, Walk-in Closet, Wet Bar, Washer/Dryer Hookups **Master Bedroom/Bath:** Tub+Shower Master **Fireplaces:** Living Room Fireplace, Family/Recreation Room Fireplace **Disabled Accessibility:** Main Floor Bath , Main Level

LA: Paul Versteeg **Phone:** 970-223-7777 **Email:** pteversteeg@gmail.com **Fax:** 970-221-0746
LO: Group Mulberry **Broker Phone:** 970-221-0700
TB: 3.00 **BA:** 3.00 **Buyer Excl:** No **Contract:** T **For Showings:** LO: (970)221-0700
Min EM: \$10,000 **EM Recip:** The Group Inc **Lim Service:** N



Elementary: Kruse
Middle/Jr.: Preston
High School: Fossil Ridge
School District: Poudre

Lot SqFt: 8,276 **Approx. Acres:** 0.19
Elec: **Water:** Little Thompson
Gas: **Taxes:** \$2,331/2017
PIN: **Zoning:** RES
Waterfront: No **Water Meter Inst:** Yes
Water Rights: No **Well Permit #:**
1st HOA:
Fee: \$550/A **Xfer:** Yes **Rsrv:** Yes
2nd HOA:
Fee: \$300/A **Xfer:** No **Rsrv:** No

Baths	Bsmt	Lwr	Main	Upr	Addl	Total
Full	1	0	2	0	0	3
3/4	0	0	0	0	0	0
1/2	0	0	0	0	0	0

All Bedrooms Conform: Yes

Rooms	Level	Length	Width	Floor
Master Bd	M	0	0	Carpet
Bedroom 2	-	-	-	-
Bedroom 3	-	-	-	-
Bedroom 4	-	-	-	-
Bedroom 5	-	-	-	-
Bedroom 6	-	-	-	-
Dining room	-	-	-	-
Family room	-	-	-	-
Great room	-	-	-	-
Kitchen	M	0	0	Vinyl
Laundry	B	0	0	Vinyl
Living room	-	-	-	-
Rec room	-	-	-	-
Study/Office	-	-	-	-

IRES MLS # : 867360 **PRICE:** \$433,620
 5213 Trappers Creek Ct, Fort Collins 80528
RESIDENTIAL-DETACHED **SOLD**
Locale: Fort Collins **County:** Larimer
Area/SubArea: 9/20
Subdivision: Stetson Creek
Legal: LOT 21, STETSON CREEK PUD, 1ST FIL, FTC
Total SqFt All Lvl: 2850 **Basement SqFt:** 1417
Total Finished SqFt: 2157 **Lower Level SqFt:**
Finished SqFt w/o Bsmt: 1433 **Main Level SqFt:** 1433
Upper Level SqFt: **Addl Upper Lvl:**
Garage Spaces: 2 **Garage Type:** Attached
Garage SqFt: 418
Built: 1996 **SqFt Source:** Assessor records
New Const: No
Builder: **Model:**
New Const Notes:

Listing Comments: Ranch with full basement in cul-de-sac. Incredible Natural light from massive windows! Single level living in the well established, highly coveted Stetson Creek. Priced to sell!!! Sweat equity opportunity in Fossil Creek School District. Easy access to everything! Yard extends into open space. Extra wide hallways, Cathedral ceilings. Patial Mountain Views. Basement is partially finished with 2 bedrooms and full bath. The rest is up to your imagination! All appliances are included! Wood Trim. **Broker Remarks:** Ideal buyer will bring cash and close in 2 weeks and pay all costs to close! Ask LA about other furniture available with purchase. Ask agent about contract assignment!

Sold Date: 12/18/2018 **Sold Price:** \$385,000
Terms: CASH **DOM:** 21 **DTO:** 21 **DTS:** 25
Down Pmt Assist: N
Concession Type: None
SA: CO-OP Non-IRES Agent 970-593-9002
SO: CO-OP Non-IRES 970-593-9002

Property Features
Style: 1 Story/Ranch **Construction:** Wood/Frame **Roof:** Composition Roof
Common Amenities: Pool **Association Fee Includes:** Common Amenities **Outdoor Features:** Lawn Sprinkler System, Patio
Location Description: Cul-De-Sac **Views:** Back Range/Snow Capped
Basement/Foundation: 50%+Finished Basement **Heating:** Forced Air
Cooling: Central Air Conditioning **Inclusions:** Window Coverings, Electric Range/Oven **Design Features:** Eat-in Kitchen, Cathedral/Vaulted Ceilings, Open Floor Plan, Stain/Natural Trim, Walk-in Closet, Washer/Dryer Hookups **Master Bedroom/Bath:** Full Master Bath **Utilities:** Natural Gas, Electric **Water/Sewer:** District Water **Mineral/Water Rights:** Mineral Rights Excluded **Ownership:** Private Owner **Occupied By:** Tenant Occupied **Possession:** Delivery of Deed **Property Disclosures:** No Property Disclosure **Flood Plain:** Minimal Risk **Possible Usage:** Single Family **New Financing/Lending:** Cash **Exclusions** - Personal property

LA: CO-OP Non-IRES Agent **Phone:** 970-593-9002 **Email:** info@ires-net.com **Fax:** -
LO: CO-OP Non-IRES **Broker Phone:** 970-593-9002
TB: 2.80 **BA:** 2.80 **Buyer Excl:** No **Contract:** TV **For Showings:** LA: (970)593-9002
Min EM: \$4,500 **EM Recip:** Fidelity National Title **Lim Service:** N



IRES MLS # : 866485 **PRICE:** \$650,000
 105 N County Road 3, Fort Collins 80524
RESIDENTIAL-DETACHED **SOLD**
Locale: Fort Collins **County:** Larimer
Area/SubArea: 9/22
Subdivision: None
Legal: N 1/2 OF SE 11-7-68; LESS RES & RD/TBD

Total SqFt All Lvl: 2328 **Basement SqFt:** 1119
Total Finished SqFt: 2328 **Lower Level SqFt:**
Finished SqFt w/o Bsmt: 2328 **Main Level SqFt:** 1209
Upper Level SqFt: **Addl Upper Lvl:**
Garage Spaces: 0 **Garage Type:** None
Garage SqFt: 378
Built: 1918 **SqFt Source:** Other
New Const: No
Builder: **Model:**
New Const Notes:

Elementary: Timnath
Middle/Jr.: Lesher
High School: Fossil Ridge
School District: Poudre

Lot SqFt: 1,568,160 **Approx. Acres:** 36
Elec: **Water:** ELCO
Gas: **Taxes:** \$2,171/2017
PIN: **Zoning:** Res
Waterfront: No **Water Meter Inst:** Yes
Water Rights: No **Well Permit #:**
HOA: No

Bedrooms:	2	Baths:	1	Rough Ins:	0		
	Baths	Bsmt	Lwr	Main	Upr	Addl	Total
Full	0	0	1	0	0	0	1
3/4	0	0	0	0	0	0	0
1/2	0	0	0	0	0	0	0

All Bedrooms Conform: Yes

Rooms	Level	Length	Width	Floor
Master Bd	M	13	11	Wood
Bedroom 2	M	13	11	Wood
Bedroom 3	-	-	-	-
Bedroom 4	-	-	-	-
Bedroom 5	-	-	-	-
Bedroom 6	-	-	-	-
Dining room	-	-	-	-
Family room	-	-	-	-
Great room	-	-	-	-
Kitchen	M	12	9	Vinyl
Laundry	M	11	7	Vinyl
Living room	M	15	13	Wood
Rec room	-	-	-	-
Study/Office	-	-	-	-

Listing Comments: Many opportunities: call for details! Farmhouse on land, no HOA, close to Fort Collins Old Town. Build a custom home, buy up to 79 acres. See MLS # 866481 also. Possible Larimer County split or annex to Timnath. Live in this home while you build a new custom home. Horses or other animals are allowed. Great mountain views and rare to find this much land! **Broker Remarks:** Buyer was a licensed realtor and no selling commission was taken - reflected in price

Sold Date: 01/04/2019 **Sold Price:** \$564,000
Terms: CASH **DOM:** 58 **DTO:** 12 **DTS:** 58
Down Pmt Assist: N
Concession Type: None
SA: Travis Redmon 970-222-7232
SO: Resident Realty 970-282-8585

Property Features
Style: 1 Story/Ranch **Construction:** Wood/Frame, Wood Siding **Roof:** Composition Roof **Type:** Farm House **Outdoor Features:** Storage Buildings, RV/Boat Parking **Location Description:** Deciduous Trees, Level Lot, Abuts Farm Land, House/Lot Faces E **Horse Property:** Horse(s) Allowed, Zoning Appropriate for 1 Horse, Zoning Appropriate for 2 Horses, Zoning Appropriate for 3 Horses, Zoning Appropriate for 4+ Horses, Pasture **Lot Improvements:** Street Paved **Road Access:** County Road/County Maintained **Basement/Foundation:** Partial Basement, Unfinished Basement, Radon Unknown **Heating:** Forced Air **Inclusions:** Electric Range/Oven, Refrigerator **Master Bedroom/Bath:** Shared Master Bath **Utilities:** Electric, Satellite Avail, High Speed Avail **Water/Sewer:** District Water **Mineral/Water Rights:** Mineral Rights Excluded **Ownership:** Private Owner **Occupied By:** Owner Occupied **Possession:** 1-3 Days after Closing **Property Disclosures:** Seller's Property Disclosure, Lead Paint Disclosure, Home Warranty **Flood Plain:** Minimal Risk **Possible Usage:** Single Family, Farm/Ranch **New Financing/Lending:** Cash, Conventional **Exclusions** - Seller's Personal Property

LA: Jack M Taylor **Phone:** 970-419-2351 **Email:** jtaylor@thegroupinc.com **Fax:** 970-221-0746
LO: Group Mulberry **Broker Phone:** 970-221-0700
TB: 3.00 **BA:** 3.00 **Buyer Excl:** No **Contract:** T **For Showings:** LO: (970)221-0700
Min EM: \$7,000 **EM Recip:** The Group Inc **Lim Service:** N



Elementary: Werner
Elementary2: Other
Middle/Jr.: Preston
High School: Fossil Ridge
School District: Poudre

Lot SqFt: 71,438 **Approx. Acres:** 1.64
Elec: City of Ftc **Water:** FCLW District
Gas: XCEL **Taxes:** \$2,414/2017
PIN: **Zoning:** UE
Waterfront: No **Water Meter Inst:** Yes
Water Rights: No **Well Permit #:**
1st HOA: Fairway Estates
Fee: \$100/A **Xfer:** Yes **Rsrv:** No **Cov:** Yes

Baths	Bsmt	Lwr	Main	Upr	Addl	Total
Full	0	0	1	0	0	1
3/4	0	1	1	0	0	2
1/2	0	0	0	0	0	0

All Bedrooms Conform: No

Rooms	Level	Length	Width	Floor
Master Bd	M	27	14	Other
Bedroom 2	M	12	10	Other
Bedroom 3	B	13	11	Carpet
Bedroom 4	B	13	11	Carpet
Bedroom 5	-	-	-	-
Bedroom 6	-	-	-	-
Dining room	M	12	12	Tile
Family room	M	27	18	Tile
Great room	-	-	-	-
Kitchen	M	23	12	Tile
Laundry	L	10	10	Carpet
Living room	M	24	15	Tile
Rec room	-	-	-	-
Study/Office	-	-	-	-

IRES MLS # : 855010 **PRICE:** \$770,000
 110 Palmer Dr, Fort Collins 80525
RESIDENTIAL-DETACHED **SOLD**
Locale: Fort Collins **County:** Larimer
Area/SubArea: 9/20
Subdivision: Fairway Estates
Legal: LOT 26, FAIRWAY EST, FTC; LESS 92049833
Total SqFt All Lvl: 3885 **Basement SqFt:** 1745
Total Finished SqFt: 3534 **Lower Level SqFt:**
Finished SqFt w/o Bsmt: 2140 **Main Level SqFt:** 2140
Upper Level SqFt: **Addl Upper Lvl:**
Garage Spaces: 4 **Garage Type:** Attached
Garage SqFt: 1128
Built: 1964 **SqFt Source:** Other
New Const: No
Builder: **Model:**
New Const Notes:

Listing Comments: City convenience with a country feel. In town 1.6 acreage horse property in desirable Fairway Estates neighborhood. This 4 bed 3 bath ranch style home boasts a large pole barn & shed on the back part of the house, is sure to please. 4 car heated garage with a breezeway to the house with built-in vented gas grill. Master bedroom is very large and has endless possibilities. Close to shopping, schools, bridal paths, and pond. Don't miss out on this rare opportunity. **Broker Remarks:** Breezeway has an entrance to the basement that was covered by homeowners, door is still accessible from the basement. Fairly easy tear out if buyers want another entrance to the basement. Upstairs bedrooms are vinyl planking. Laundry and downstairs bathroom are rubber backed carpet. Seller pays approx \$155.00/year for use of 17 water shares that transfer w/ the property and allows irrigation for lawn certain months of the year. Check with listing agent for details. Agent is related to seller.

Sold Date: 11/08/2018 **Sold Price:** \$650,000
Terms: CASH **DOM:** 126 **DTO:** 125 **DTS:** 133
Down Pmt Assist: N
Concession Type: CA
Total Concession Amt: \$4,250
SA: Kelly McBartlett 970-541-0571
SO: Group Mulberry 970-221-0700

Property Features
Style: 1 Story/Ranch **Construction:** Wood/Frame, Brick/Brick Veneer
Roof: Composition Roof **Association Fee Includes:** Common Amenities, Management **Type:** Contemporary/Modern **Outdoor Features:** Storage Buildings, Enclosed Porch, RV/Boat Parking, >8' Garage Door, Heated Garage, Oversized Garage **Location Description:** Evergreen Trees, Abuts Ditch, Abuts Private Open Space, House/Lot Faces S **Horse Property:** Zoning Appropriate for 3 Horses **Fences:** Partially Fenced, Wood Fence
Lot Improvements: Street Paved **Road Access:** City Street
Road Surface At Property Line: Dirt Road, Blacktop Road
Basement/Foundation: Full Basement, 75%+Finished Basement **Heating:** Forced Air **Cooling:** Central Air Conditioning **Inclusions:** Window Coverings, Electric Range/Oven, Self-Cleaning Oven, Double Oven, Dishwasher, Refrigerator, Clothes Washer, Clothes Dryer, Microwave, Garage Door Opener, Disposal, Smoke Alarm(s) **Design Features:** Eat-in Kitchen, Separate Dining Room, Open Floor Plan, Workshop, Walk-in Closet, Fire Alarm, Washer/Dryer Hookups, Kitchen Island
Master Bedroom/Bath: 5 Piece Master Bath **Fireplaces:** Gas Fireplace, Gas Logs Included **Utilities:** Natural Gas, Electric, Other Utilities, Cable TV Available, Satellite Avail, High Speed Avail **Water/Sewer:** District Water

LA: Brett Shafer **Phone:** 970-231-1260 **Email:** brettshafer@hotmail.com **Fax:** 970-797-4738
LO: Ambassador Colorado **Broker Phone:** 970-400-7077
TB: 3.00 **BA:** 3.00 **Buyer Excl:** No **Contract:** R **For Showings:** CSS: (303)573-7469
Min EM: \$8,000 **EM Recip:** North American Title **Lim Service:** N



IRES MLS # : 857860 **PRICE:** \$895,000
 629 S Howes St, Fort Collins 80521
RESIDENTIAL-DETACHED / LAND **SOLD**
Locale: Fort Collins **County:** Larimer
Area/SubArea: 9/8
Subdivision: .
Legal: .

Total SqFt All Lvl: 2375 **Basement SqFt:** 375
Total Finished SqFt: 2375 **Lower Level SqFt:**
Finished SqFt w/o Bsmt: 2000 **Main Level SqFt:** 1200
Upper Level SqFt: 800 **Addl Upper Lvl:**
Garage Spaces: 1 **Garage Type:** Attached
Garage SqFt:

Elementary: Dunn
Middle/Jr.: Lincoln
High School: Poudre
School District: Poudre

Built: 1910 **SqFt Source:** Prior Appraisal
New Const: No
Builder: **Model:**
New Const Notes:

Lot SqFt: 18,731 **Approx. Acres:** 0.43
Elec: **Water:** City
Gas: **Taxes:** /2018
PIN: **Zoning:** .
Waterfront: No **Water Meter Inst:** Yes
Water Rights: No **Well Permit #:**
HOA: No

Listing Comments: Short Term Rental Designation within Downtown Development Authority (DDA) Boundary and Mason Corridor Transit Overlay District (TOD). Historically Eligible with 2,375 sf building and .43 acres of developable land a block away from CSU campus.

Sold Date: 12/11/2018 **Sold Price:** \$775,000
Terms: CONV FIX **DOM:** 57 **DTO:** 33 **DTS:** 134

Bedrooms: 4 **Baths:** 3 **Rough Ins:** 0

Baths	Bsmt	Lwr	Main	Upr	Addl	Total
Full	1	0	0	1	0	2
3/4	0	0	0	0	0	0
1/2	0	0	1	0	0	1

Down Pmt Assist: N
Concession Type: None
SA: Jake Arnold 970-294-5331
SO: Waypoint Real Estate 970-632-5050

All Bedrooms Conform: Yes

Rooms	Level	Length	Width	Floor
Master Bd	U	12	12	Wood
Bedroom 2	-	-	-	-
Bedroom 3	-	-	-	-
Bedroom 4	-	-	-	-
Bedroom 5	-	-	-	-
Bedroom 6	-	-	-	-
Dining room	-	-	-	-
Family room	-	-	-	-
Great room	-	-	-	-
Kitchen	M	20	15	Wood
Laundry	M	0	0	Wood
Living room	-	-	-	-
Rec room	-	-	-	-
Study/Office	-	-	-	-

Property Features

Style: 2 Story **Construction:** Brick/Brick Veneer **Roof:** Wood Shake/Shingle **Fences:** Partially Fenced **Basement/Foundation:** Partial Basement **Heating:** Forced Air **Cooling:** Ceiling Fan **Inclusions:** Smoke Alarm(s) **Utilities:** Natural Gas **Water/Sewer:** City Water **Ownership:** Private Owner **Occupied By:** Owner Occupied **Possession:** Delivery of Deed **Property Disclosures:** Lead Paint Disclosure **Flood Plain:** Minimal Risk

LA: Jake Arnold **Phone:** 970-294-5331 **Email:** Jarnold@waypointre.com **Fax:** 970-632-5050
LO: Waypoint Real Estate **Broker Phone:** 970-632-5050
TB: 3.00 **BA:** 3.00 **Buyer Excl:** No **Contract:** R **For Showings:** LA: (970)294-5331
Min EM: EM Recip: Lim Service: N



IRES MLS # : 858934 **PRICE:** \$1,000,000
 4225 Kechter Rd, Fort Collins 80528
RESIDENTIAL-DETACHED / FARM **SOLD**
Locale: Fort Collins **County:** Larimer
Area/SubArea: 9/20
Subdivision: Brown
Legal: LOT 1, BROWN MLD S-60-89

Total SqFt All Lvl: 3264 **Basement SqFt:** 1632
Total Finished SqFt: 1632 **Lower Level SqFt:**
Finished SqFt w/o Bsmt: 1632 **Main Level SqFt:** 1632
Upper Level SqFt: **Addl Upper Lvl:**
Garage Spaces: 2 **Garage Type:** Attached
Garage SqFt:

Elementary: Zach
Middle/Jr.: Preston
High School: Fossil Ridge
School District: Poudre

Built: 1990 **SqFt Source:** Other
New Const: No
Builder: **Model:**
New Const Notes:

Lot SqFt: 392,040 **Approx. Acres:** 9
Elec: PVREA **Water:** FTC/Loveland
Gas: Propane **Taxes:** \$3,741/2017
PIN: **Zoning:** FA1
Waterfront: No **Water Meter Inst:** Yes
Water Rights: No **Well Permit #:**
HOA: No

Listing Comments: This lovely ranch home sits on 9 acres of land complete with mountain and water views. Featuring new wood flooring and exterior paint, vaulted ceilings, 5 piece master bath, and a large kitchen with a breakfast nook, this is the perfect place to call home. There is also a full unfinished walkout basement that ready to be customized!

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

Sold Date: 12/14/2018 **Sold Price:** \$850,000
Terms: CONV FIX **DOM:** 127 **DTO:** 4 **DTS:** 127
Down Pmt Assist: N
Concession Type: None
SA: Matt Haskell 970-690-1690
SO: URealty Inc 970-305-5130

All Bedrooms Conform: Yes

Rooms	Level	Length	Width	Floor
Master Bd	M	16	13	Wood
Bedroom 2	M	13	10	Wood
Bedroom 3	M	13	10	Wood
Bedroom 4	-	-	-	-
Bedroom 5	-	-	-	-
Bedroom 6	-	-	-	-
Dining room	M	9	10	-
Family room	-	-	-	-
Great room	-	-	-	-
Kitchen	M	18	13	Tile
Laundry	B	0	0	Other
Living room	M	19	20	Wood
Rec room	-	-	-	-
Study/Office	-	-	-	-

Property Features

Style: 1 Story/Ranch **Construction:** Wood/Frame **Roof:** Composition Roof
Type: Contemporary/Modern **Outdoor Features:** Balcony, Deck
Location Description: Deciduous Trees, Native Grass, Level Lot, Rolling Lot, Abuts Ditch, Abuts Stream/Creek/River, Abuts Public Open Space, Unincorporated **Horse Property:** Horse(s) Allowed **Fences:** Enclosed Fenced Area **Views:** Back Range/Snow Capped, Foothills View, Water View **Road Access:** County Road/County Maintained
Road Surface At Property Line: Blacktop Road **Basement/Foundation:** Full Basement, Unfinished Basement **Heating:** Forced Air **Cooling:** Ceiling Fan **Inclusions:** Electric Range/Oven, Continuous-cleaning Oven, Dishwasher, Disposal, Smoke Alarm(s) **Energy Features:** Southern Exposure **Design Features:** Eat-in Kitchen, Separate Dining Room, Cathedral/Vaulted Ceilings, Open Floor Plan, Stain/Natural Trim, Walk-in Closet, Washer/Dryer Hookups, Skylights, Wood Floors, Kitchen Island **Master Bedroom/Bath:** 5 Piece Master Bath **Disabled Accessibility:** Main Floor Bath , Main Level Bedroom , Stall Shower **Utilities:** Propane **Water/Sewer:** District Sewer, Septic **Ownership:** Licensed Owner **Occupied By:** Tenant Occupied **Possession:** Delivery of Deed **Property Disclosures:** Seller's Property Disclosure **Flood Plain:** Minimal Risk **Possible Usage:** Single Family **New Financing/Lending:** Cash, Conventional, VA

LA: Mark Valdez **Phone:** 970-231-0890 **Email:** MarcusDvaldez@gmail.com **Fax:** 970-692-2477
LO: Berkshire Hathaway-FTC-Inactive **Broker Phone:** 970-226-5511
TB: 3.00 **BA:** 3.00 **Buyer Excl:** No **Contract:** R **For Showings:** CSS: (970)663-7469
Min EM: \$10,000 **EM Recip:** First American **Lim Service:** N



IRES MLS # : 852135 **PRICE:** \$1,050,000
 2304 W Prospect Rd, Fort Collins 80526
RESIDENTIAL-DETACHED / LAND **SOLD**
Locale: Fort Collins **County:** Larimer
Area/SubArea: 9/3
Subdivision: None
Legal: See Legal Description available in documents tab
Website: <https://www.iresis.com/go/mls/852135>

Total SqFt All Lvl: 2512 **Basement SqFt:** 0
Total Finished SqFt: 2512 **Lower Level SqFt:**
Finished SqFt w/o Bsmt: 2512 **Main Level SqFt:** 1256
Upper Level SqFt: 1256 **Addl Upper Lvl:**
Garage Spaces: 2 **Garage Type:** Carport
Garage SqFt: 429

Built: 1957 **SqFt Source:** Prior Appraisal
New Const: No

Builder: **Model:**
New Const Notes:

Solar PV System, Solar Thermal System

Listing Comments: Bring your HORSE! Blissful retreat on 3 SUB DIVIDEABLE acres featuring lovingly renovated custom home in 2009. Interior finishes incl cherry cabinets, granite counters, SS appliances, 2 pot fillers, built-in desk space, unique woodworking & whole home audio. Spa-like master suite is equipped w/Kohler programable digital shower experience w/steam & rainheads & heated towel racks. Stocked pond, well water irrigated sod fields, multiple outbuildings. Heating/cooling using Geo-Thermal technology. **Broker Remarks:** As this is an Estate, pls allow 72 hours for the PR to confer w/family & attorney for offer response. This property is gated & monitored by 4 exterior security cameras. DO NOT allow clients or pets to enter the pond. Pls see Additional Property Remarks for additional property info & info re horses & horse boarding. The addition of more pasture & less pond may allow for a 2nd horse, Pls visit with City of Ft Collins. Pls contact the City of Ft Collins Regarding potential land division options.

Sold Date: 03/08/2019 **Sold Price:** \$890,000
Terms: CONV FIX **DOM:** 280 **DTO:** 245 **DTS:** 280
Down Pmt Assist: N
Concession Type: None
SA: Kyle Basnar 970-481-5689
SO: Windermere Fort Collins 970-460-3033

Property Features

Style: 2 Story **Construction:** Wood/Frame **Roof:** Composition Roof
Outdoor Features: Lawn Sprinkler System, Storage Buildings, Patio, RV/Boat Parking **Location Description:** Evergreen Trees, Deciduous Trees, Level Lot, Rolling Lot, Sloping Lot, Outbuildings, House/Lot Faces S, Within City Limits **Horse Property:** Horse(s) Allowed, Corral(s), Pasture, Tack Room, Loafing Shed, Hay Storage Building **Fences:** Enclosed Fenced Area **Basement/Foundation:** No Basement **Heating:** Hot Water, Multi-zoned Heat, Radiant Heat **Inclusions:** Electric Range/Oven, Dishwasher, Microwave, Laundry Tub **Energy Features:** Solar Domestic Hot Water, Solar Hot Water Heat, Triple Pane Windows, Solar PV Owned
Design Features: Eat-in Kitchen, Separate Dining Room, Open Floor Plan, Pantry, Wood Windows, Stain/Natural Trim, Walk-in Closet, Washer/Dryer Hookups, Kitchen Island, Steam Shower **Master Bedroom/Bath:** Luxury Features Master Bath **Utilities:** Natural Gas, Electric **Water/Sewer:** Well, City Sewer **Ownership:** Private Owner **Occupied By:** Owner Occupied
Possession: Delivery of Deed **Property Disclosures:** Seller's Property Disclosure, Lead Paint Disclosure, Home Warranty, Flood Plain: Minimal

Elementary: Bauder
Middle/Jr.: Blevins
High School: Rocky Mountain
School District: Poudre

Lot SqFt: 133,223 **Approx. Acres:** 3.06

Elec: Fort Collins **Water:** Well

Gas: Xcel **Taxes:** \$2,678/2017

PIN: 9716400013 **Zoning:** RL

Waterfront: No **Water Meter Inst:** No

Water Rights: No **Well Permit #:** 236303 & 236304

HOA: No

Bedrooms: 4 **Baths:** 4 **Rough Ins:** 0

Baths	Bsmt	Lwr	Main	Upr	Addl	Total
Full	0	0	0	1	0	1
3/4	0	0	0	2	0	2
1/2	0	0	1	0	0	1

All Bedrooms Conform: Yes

Rooms	Level	Length	Width	Floor
Master Bd	U	15	12	Carpet
Bedroom 2	U	12	10	Carpet
Bedroom 3	U	12	12	Laminate
Bedroom 4	U	12	12	Carpet
Bedroom 5	-	-	-	-
Bedroom 6	-	-	-	-
Dining room	M	16	13	Laminate
Family room	M	18	17	Laminate
Great room	-	-	-	-
Kitchen	M	19	13	Laminate
Laundry	U	11	3	Laminate
Living room	-	-	-	-
Rec room	-	-	-	-
Study/Office	M	13	8	Laminate

LA: Lori Weeks **Phone:** 970-443-9800 **Email:** Lori@Loriweeks.com **Fax:** 970-221-5999

LO: RE/MAX Advanced Inc. **Broker Phone:** 970-221-5995

TB: 3.00 **BA:** 3.00 **Buyer Excl:** Yes **Contract:** R **For Showings:** LO: (970)221-5995

Min EM: \$7,500 **EM Recip:** RE/MAX Advanced, Inc. **Lim Service:** N

Prepared By: James Orr - Oct 2, 2019 10:10:17 AM

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Elementary: Tavelli
Middle/Jr.: Lincoln
High School: Poudre
School District: Poudre

Lot SqFt: 18,702 **Approx. Acres:** 0.43
Elec: Xcel **Water:** Elco
Gas: Xcel **Taxes:** \$6,139/2016
PIN: **Zoning:** Res
Waterfront: Yes **Water Meter Inst:** Yes
Water Rights: No **Well Permit #:**
1st HOA: Linden Lake Hoa 970-224-4445
Fee: \$525/Q **Xfer:** Yes **Rsrv:** Yes **Cov:** Yes

Bedrooms:	Baths:	Rough Ins:
6	4	1

Baths	Bsmt	Lwr	Main	Upr	Addl	Total
Full	0	1	1	1	0	3
3/4	0	0	0	0	0	0
1/2	0	0	1	0	0	1

All Bedrooms Conform: Yes

Rooms	Level	Length	Width	Floor
Master Bd	M	15	14	Wood
Bedroom 2	U	16	14	Carpet
Bedroom 3	U	17	13	Carpet
Bedroom 4	U	15	11	Carpet
Bedroom 5	B	19	19	Carpet
Bedroom 6	B	19	12	Carpet
Dining room	M	14	10	Carpet
Family room	-	-	-	-
Great room	-	-	-	-
Kitchen	M	27	15	Tile
Laundry	M	10	8	Vinyl
Living room	M	25	23	Carpet
Rec room	B	23	15	Carpet
Study/Office	M	15	14	Carpet

IRES MLS # : 840849 **PRICE:** \$1,099,000
 1704 Linden Way, Fort Collins 80524
RESIDENTIAL-DETACHED **SOLD**
Locale: Fort Collins **County:** Larimer
Area/SubArea: 9/11
Subdivision: Linden Lake
Legal: Lot 40, Linden Lake

Total SqFt All Lvl: 6153 **Basement SqFt:** 2374
Total Finished SqFt: 5904 **Lower Level SqFt:**
Finished SqFt w/o Bsmt: 3779 **Main Level SqFt:** 2598
Upper Level SqFt: 1181 **Addl Upper Lvl:**
Garage Spaces: 3 **Garage Type:** Attached
Garage SqFt: 860
Built: 1994 **SqFt Source:** Other
New Const: No
Builder: **Model:**

New Const Notes:

Listing Comments: Lakefront living 5 minutes from Old Town. This 6 bedroom, 6000+ sq ft custom home has something for everyone. Living room, dining, and kitchen all have exquisite views of the lake. Main floor master has a spa like bathroom and finished boutique closet that connects to laundry. 3 large bedrooms upstairs. Walk out basement with exquisite theater room, 2nd kitchen, rec room, and 2 large bedrooms. All bathrooms have been remodeled. The magical yard provides a dock, beach, and privacy.

Sold Date: 10/30/2018 **Sold Price:** \$975,000
Terms: CONV FIX **DOM:** 271 **DTO:** 232 **DTS:** 271
Down Pmt Assist: N
Concession Type: None
SA: Abbey Boeding 970-481-1277
SO: Group Horsetooth 970-223-0700

Property Features

Style: 2 Story **Construction:** Wood/Frame **Roof:** Composition Roof
Common Amenities: Tennis, Common Recreation/Park Area
Association Fee Includes: Common Amenities, Trash, Management, Common Utilities
Type: Colonial **Outdoor Features:** Lawn Sprinkler System, Balcony, Patio, Deck, Enclosed Porch, Oversized Garage
Location Description: Cul-De-Sac, Wooded Lot, Evergreen Trees, Deciduous Trees, Native Grass, Level Lot, Sloping Lot, Abuts Pond/Lake, House/Lot Faces NW, Unincorporated
Views: Plains View, Water View
Lot Improvements: Street Paved, Street Light, Fire Hydrant within 500 Feet
Road Access: Private Road, up to County Standards
Road Surface At Property Line: Blacktop Road **Basement/Foundation:** Full Basement, 90%+ Finished Basement, Walk-out Basement, Sump Pump
Heating: Forced Air, Baseboard Heat **Cooling:** Central Air Conditioning
Inclusions: Window Coverings, Gas Range/Oven, Dishwasher, Refrigerator, Microwave, Disposal, Smoke Alarm(s)
Design Features: Eat-in Kitchen, Separate Dining Room, Cathedral/Vaulted Ceilings, Open Floor Plan, Pantry, Bay or Bow Window, Stain/Natural Trim, Walk-in Closet, Washer/Dryer Hookups, Wood Floors, Kitchen Island, Media Room, Theater
Master Bedroom/Bath: Full Master Bath, Luxury Features Master Bath, 5 Piece Master Bath
Fireplaces: Gas Fireplace
Utilities: Natural Gas, Cable TV Available
Water/Sewer: District Water, District Sewer
Ownership: Private Owner
Occupied By: Owner
Possession: Delivery of Deed
Property Disclosures: Seller's Property Disclosure
Flood Plain: Minimal Risk
Possible Usage: Single Family
New Financing/Lending: Cash, Conventional
Exclusions: - Sellers personal property

LA: David Johnson **Phone:** 970-213-0648 **Email:** djohnson@remax.net **Fax:** 970-225-0118
LO: RE/MAX Alliance-FTC South **Broker Phone:** 970-226-3990
TB: 3.00 **BA:** 3.00 **Buyer Excl:** No **Contract:** R **For Showings:** CSS: (970)663-7469
Min EM: \$25,000 **EM Recip:** RE/MAX Alliance **Lim Service:** N



Elementary: Cottonwood
Middle/Jr.: Erwin, Lucile
High School: Loveland
School District: Thompson R2-j

Lot SqFt: 43,560 **Approx. Acres:** 1
Elec: Poudre REA **Water:** FCLWD
Gas: Xcel **Taxes:** \$4,850/2017
PIN: **Zoning:** RES
Waterfront: No **Water Meter Inst:** Yes
Water Rights: No **Well Permit #:**
1st HOA: Patterson Pointe Hoa
Fee: \$2,000/A **Xfer:** No **Rsrv:** No **Cov:** Yes

Bedrooms: 3 **Baths:** 5 **Rough Ins:** 0

Baths	Bsmt	Lwr	Main	Up	Addl	Total
Full	0	0	3	1	0	4
3/4	0	0	0	0	0	0
1/2	0	0	1	0	0	1

All Bedrooms Conform: Yes

Rooms	Level	Length	Width	Floor
Master Bd	M	19	17	Wood
Bedroom 2	M	17	13	Wood
Bedroom 3	M	15	13	Carpet
Bedroom 4	-	-	-	-
Bedroom 5	-	-	-	-
Bedroom 6	-	-	-	-
Dining room	M	18	14	Wood
Family room	U	36	20	Carpet
Great room	M	21	20	Wood
Kitchen	M	25	20	Wood
Laundry	M	12	11	Tile
Living room	-	-	-	-
Rec room	U	24	17	Carpet
Study/Office	U	39	19	Carpet

IRES MLS # : 865218 **PRICE:** \$1,275,000
7670 Vantage View Pl, Fort Collins 80525
RESIDENTIAL-DETACHED **SOLD**
Locale: Fort Collins **County:** Larimer
Area/SubArea: 8/13
Subdivision: Patterson Pointe
Legal: LOT 1, PATTERSON POINTE PUD

Total SqFt All Lvl: 8746 **Basement SqFt:** 1464
Total Finished SqFt: 7282 **Lower Level SqFt:**
Finished SqFt w/o Bsmt: 7282 **Main Level SqFt:** 4546
Upper Level SqFt: 2736 **Addl Upper Lvl:**
Garage Spaces: 4 **Garage Type:** Attached
Garage SqFt: 1203
Built: 1997 **SqFt Source:** Other
New Const: No
Builder: R. Clifford Construction **Model:** Custom
New Const Notes:

CoListing Agent: Shirley Watson 970-481-8255
CoListing Office: Kentwood RE Northern Prop Llc 970-300-1985

Listing Comments: One of the most sought after neighborhoods in south Fort Collins & easy access to I-25, an architectural masterpiece w/Open Space all around (see video). Gorgeous mountain/foothill views (in front) Main Flr Master wing, European Chalet style, gorgeous tiled roof, oversized 4 car garage, workshops, 10st RV bay, radiant flrs & driveway! Convenient Carriage House or Ideal in-home office! Soaring tongue & groove beamed ceilings. Amazing woodwork & draftsmanship, 2story library, convenient elevator! **Broker Remarks:** 2 Hr. showing notice preferred. Main Floor measurements include Sunroom & Carriage House. Main Floor 4,546 SqFt (with carriage/guest house or separate office) & flexible, upper level suite, living quarters).

Sold Date: 12/17/2018 **Sold Price:** \$1,100,000
Terms: CONV FIX **DOM:** 57 **DTO:** 31 **DTS:** 57
Down Pmt Assist: N
Concession Type: None
SA: Marcia Coulson 970-227-6150
SO: Marcia Coulson 970-227-6150

Property Features
Style: 2 Story **Construction:** Wood/Frame, Brick/Brick Veneer, Stone
Roof: Concrete Tile **Common Amenities:** Common Recreation/Park Area
Association Fee Includes: Common Amenities, Management
Outdoor Features: Lawn Sprinkler System, Patio, Enclosed Porch, RV/Boat Parking, >8' Garage Door, Heated Garage, Oversized Garage, Carriage House **Location Description:** Corner Lot, Level Lot, Abuts Private Open Space, House/Lot Faces W, Within City Limits **Views:** Back Range/Snow Capped, Foothills View, Plains View **Basement/Foundation:** Partial Basement, Unfinished Basement, Crawl Space, Slab, Sump Pump
Heating: Forced Air, Multi-zoned Heat, Radiant Heat, 2 or more Heat Sources **Cooling:** Central Air Conditioning, Ceiling Fan **Inclusions:** Window Coverings, Gas Range/Oven, Self-Cleaning Oven, Double Oven, Dishwasher, Refrigerator, Bar Refrigerator, Clothes Washer, Clothes Dryer, Microwave, Jetted Bath Tub, Central Vacuum, Laundry Tub, Gas Bar-B-Q, Garage Door Opener, Disposal, Smoke Alarm(s) **Energy Features:** Double Pane Windows **Design Features:** Eat-in Kitchen, Separate Dining Room, Cathedral/Vaulted Ceilings, Open Floor Plan, Workshop, Pantry, Wood Windows, Bay or Bow Window, Stain/Natural Trim, Walk-in Closet, Loft, Wet Bar, Washer/Dryer Hookups, Skylights, Wood Floors, Jack & Jill Bathroom, Kitchen Island **Master Bedroom/Bath:** Luxury Features Master Bath, 5

LA: Catherine Rogers **Phone:** 970-988-1030 **Email:** catherine@live-noco.com **Fax:** 303-773-1203
LO: Kentwood RE Northern Prop Llc **Broker Phone:** 970-300-1985
TB: 3.00 **BA:** 3.00 **Buyer Excl:** No **Contract:** T **For Showings:** CSS: (970)663-7469
Min EM: \$25,000 **EM Recip:** Guardian Title **Lim Service:** N



Elementary: Tavelli
Middle/Jr.: Lincoln
High School: Poudre
School District: Poudre

Lot SqFt: 9,583 **Approx. Acres:** 0.22
Elec: City of FC **Water:** ELCO
Gas: Xcel **Taxes:** \$8,752/2017
PIN: none883110802 **Zoning:** res
Waterfront: Yes **Water Meter Inst:** Yes
Water Rights: No **Well Permit #:**
1st HOA: Cottonwood Point
Fee: \$1,260/A **Xfer:** Yes **Rsrv:** Yes

Bedrooms: 4 **Baths:** 6 **Rough Ins:** 0

Baths	Bsmt	Lwr	Main	Upr	Addl	Total
Full	0	0	1	1	0	2
3/4	1	0	0	1	0	2
1/2	0	0	2	0	0	2

All Bedrooms Conform: Yes

Rooms	Level	Length	Width	Floor
Master Bd	M	17	17	Carpet
Bedroom 2	U	14	16	Carpet
Bedroom 3	U	15	13	Carpet
Bedroom 4	B	23	16	Carpet
Bedroom 5	-	-	-	-
Bedroom 6	-	-	-	-
Dining room	M	15	14	Tile
Family room	M	21	21	Carpet
Great room	B	14	23	Carpet
Kitchen	M	29	31	Wood
Laundry	M	10	9	Wood
Living room	M	20	21	Carpet
Rec room	U	16	21	Carpet
Study/Office	M	13	11	Wood

IRES MLS # : 854212 **PRICE:** \$1,350,000
1609 Cottonwood Point Dr, Fort Collins 80524
RESIDENTIAL-DETACHED **SOLD**
Locale: Fort Collins **County:** Larimer
Area/SubArea: 9/11
Subdivision: Cottonwood Point
Legal: LOT 15, BLK 3, COTTONWOOD POINT PUD

Total SqFt All Lvl: 7278 **Basement SqFt:** 2879
Total Finished SqFt: 6766 **Lower Level SqFt:**
Finished SqFt w/o Bsmt: 4399 **Main Level SqFt:** 3285
Upper Level SqFt: 1114 **Addl Upper Lvl:**
Garage Spaces: 3 **Garage Type:** Attached
Garage SqFt: 706

Built: 1990 **SqFt Source:** Other
New Const: No
Builder: Homes by Holz **Model:**
New Const Notes:

Listing Comments: First time on the market! This Long Pond lot was originally bought thru a lottery draw because of the demand. Stately two-story steps away from Ft. Collins Country Club with main-floor master and timeless floorplan. Elegant formal living areas and comfortable casual living areas- all with mountain and water views. 3 furnaces, radiant master bath, 2 A/C units, 2 wet-bars, walk-around closet with off season staired attic closet, & golf cart garage; everything you deserve! Ft. Collins finest!
Broker Remarks: All furniture and items in the house are included- seller will not remove. Water spigot in garage is in cabinets just below one of the shelves- very hard to find the first time!! Attic closet does have stair case that comes down making it better than a ladder. Home does have working cameras. Turn key hard to the right and push open door. Floorplan is in documents. HOA information at cottonwoodpoint.org

Sold Date: 10/25/2018 **Sold Price:** \$1,125,000
Terms: CASH **DOM:** 127 **DTO:** 115 **DTS:** 127
Down Pmt Assist: N
Concession Type: None
SA: Riley Haskell 970-412-2732
SO: URealty Inc 970-305-5130

Property Features
Style: 2 Story **Construction:** Wood/Frame **Roof:** Cement Shake
Association Fee Includes: Common Amenities, Management, Common Utilities **Outdoor Features:** Lawn Sprinkler System, Balcony, Patio, Heated Garage, Oversized Garage **Location Description:** Cul-De-Sac, Wooded Lot, Evergreen Trees, Deciduous Trees, Level Lot, Abuts Golf Course, Golf Course Neighborhood, Abuts Pond/Lake, House/Lot Faces N **Views:** Back Range/Snow Capped, Foothills View, City View, Water View
Lot Improvements: Street Paved, Curbs, Gutters, Sidewalks, Street Light
Basement/Foundation: 90%+ Finished Basement **Heating:** Forced Air
Cooling: Central Air Conditioning **Inclusions:** Window Coverings, Gas Range/Oven, Double Oven, Dishwasher, Refrigerator, Bar Refrigerator, Clothes Washer, Clothes Dryer, Microwave, Security System Owned, Garage Door Opener, Some Furniture, Disposal, Smoke Alarm(s)
Design Features: Eat-in Kitchen, Separate Dining Room, Cathedral/Vaulted Ceilings, Open Floor Plan, Pantry, Wood Windows, Bay or Bow Window, Stain/Natural Trim, Walk-in Closet, Loft, Wet Bar, Fire Sprinklers, Fire Alarm, Wood Floors, Kitchen Island, Media Room
Master Bedroom/Bath: Tub+Shower Master, Luxury Features Master Bath, 5 Piece Master Bath **Fireplaces:** 2+ Fireplaces, Gas Fireplace
Utilities: Natural Gas, Electric **Water/Sewer:** District Water, City Sewer
Ownership: Private Owner **Occupied By:** Vacant not for Rent

LA: Brandon Tompkins **Phone:** 970-545-0633 **Email:** specialagentbt@gmail.com **Fax:** 970-225-0118
LO: RE/MAX Alliance-FTC South **Broker Phone:** 970-226-3990
TB: 3.00 **BA:** 3.00 **Buyer Excl:** No **Contract:** RV **For Showings:** CSS: (970)663-7469
Min EM: \$30,000 **EM Recip:** RE/MAX Alliance **Lim Service:** N



IRES MLS # : 856172 **PRICE:** \$1,950,000

887 Blue Heron Ln, Fort Collins 80524

RESIDENTIAL-DETACHED **SOLD**
Locale: Fort Collins **County:** Larimer

Area/SubArea: 9/6
Subdivision: Country Squire Estates Mrd
Legal: LOT 3, COUNTRY SQUIRE ET MRD S-122-88

Total SqFt All Lvl: 5315 **Basement SqFt:** 1823
Total Finished SqFt: 5315 **Lower Level SqFt:**
Finished SqFt w/o Bsmt: 3492 **Main Level SqFt:** 1990
Upper Level SqFt: 1502 **Addl Upper Lvl:**
Garage Spaces: 3 **Garage Type:** Attached
Garage SqFt: 1051

Built: 2000 **SqFt Source:** Other

New Const: No **Builder:** **Model:**

New Const Notes:

Listing Comments: Relax on your own scenic 9+ acre property overlooking Terry Lake in N. Fort Collins just 8 minutes from Old Town. A John Dengler designed home completely remodeled inside & out. Remodel includes the master suite, kitchen appliances & countertops, all bathrooms, the complete exterior, landscaping and so much more you must see for yourself. Property also has an 796 sqft studio. See the property brochure for a more complete list of renovation & highlight. Price base on recent appraisal. **Broker Remarks:** 2 Hour Notice for showings .194 Share of Jackson Ditch - Lake rights transferable - Property is sub dividable. Appraisal available upon request - call listing agent for a copy of the appraisal.

Sold Date: 02/28/2019 **Sold Price:** \$1,697,000
Terms: CONV ARM **DOM:** 231 **DTO:** 181 **DTS:** 231

Down Pmt Assist: N
Concession Type: CA
Total Concession Amt: \$2,000

SA: Keith Kozielski 303-917-3239
SO: KPK Realty, LLC 303-917-3239

Property Features

Style: 2 Story **Construction:** Stone, Stucco **Roof:** Metal Roof
Association Fee Includes: Management **Type:** Contemporary/Modern
Outdoor Features: Lawn Sprinkler System, Balcony, Patio, Deck, Hot Tub Included, RV/Boat Parking, Oversized Garage **Location Description:** Level Lot, Abuts Pond/Lake, House/Lot Faces W **Horse Property:** Horse(s) Allowed **Fences:** Enclosed Fenced Area **Views:** Foothills View, Water View **Road Access:** Private Road, up to County Standards
Road Surface At Property Line: Gravel Road **Basement/Foundation:** Full Basement, 90%+ Finished Basement, Walk-out Basement **Heating:** Radiant Heat **Cooling:** Central Air Conditioning, Ceiling Fan **Inclusions:** Window Coverings, Gas Range/Oven, Dishwasher, Refrigerator, Bar Refrigerator, Clothes Washer, Clothes Dryer, Microwave, Trash Compactor, Central Vacuum, Security System Owned, Laundry Tub, Garage Door Opener, Smoke Alarm(s) **Energy Features:** Southern Exposure, Double Pane Windows **Design Features:** Eat-in Kitchen, Separate Dining Room, Open Floor Plan, Pantry, Wood Windows, Stain/Natural Trim, Walk-in Closet, Wet Bar, Fire Sprinklers, Washer/Dryer Hookups, Kitchen Island, Media Room, Theater **Master Bedroom/Bath:** Full Master Bath, Luxury Features Master Bath, 5 Piece Master Bath **Fireplaces:** 2+ Fireplaces, Gas Logs Included **Disabled Accessibility:** Level Lot **Utilities:** Natural Gas, Electric **Water/Sewer:** City Water, Septic **Mineral/Water Rights:** Water Rights Included **Ownership:** Private Owner **Occupied By:** Owner

Elementary: Cache La Poudre
Middle/Jr.: Cache La Poudre
High School: Poudre
School District: Poudre

Lot SqFt: 428,195 **Approx. Acres:** 9.83
Elec: PVREA **Water:** No Co Water District
Gas: Xcel **Taxes:** \$10,036/2017
PIN: **Zoning:** FA
Waterfront: Yes **Water Meter Inst:** Yes
Water Rights: No **Well Permit #:**
1st HOA:
Fee: \$200/A **Xfer:** Yes **Rsrv:** Yes **Cov:** Yes

Bedrooms: 5 **Baths:** 5 **Rough Ins:** 0

Baths	Bsmt	Lwr	Main	Upr	Addl	Total
Full	1	0	1	1	0	3
3/4	0	0	0	1	0	1
1/2	0	0	1	0	0	1

All Bedrooms Conform: Yes

Rooms	Level	Length	Width	Floor
Master Bd	U	17	15	Carpet
Bedroom 2	U	12	12	Carpet
Bedroom 3	U	21	12	Carpet
Bedroom 4	B	14	12	Carpet
Bedroom 5	B	15	14	Carpet
Bedroom 6	-	-	-	-
Dining room	M	15	13	Tile
Family room	-	-	-	-
Great room	-	-	-	-
Kitchen	M	25	17	Tile
Laundry	M	8	15	Tile
Living room	M	21	15	Tile
Rec room	B	25	17	Carpet
Study/Office	-	-	-	-

LA: Keith Kozielski **Phone:** 303-917-3239 **Email:** keith@kpkrealty.com **Fax:** -

LO: KPK Realty, LLC **Broker Phone:** 303-917-3239

TB: 3.00 **BA:** 3.00 **Buyer Excl:** No **Contract:** R **For Showings:** CSS: (303)573-7469

Min EM: \$50,000 **EM Recip:** Stewart Title **Lim Service:** N

Prepared By: James Orr - Oct 2, 2019 10:10:17 AM

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