



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

Lot SqFt: 8,024 **Approx. Acres:** 0.18
Elec: City of FTC **Water:** City of Fort Collins
Gas: Xcel **Taxes:** \$2,060/2015
PIN: **Zoning:** RES
Waterfront: No **Water Meter Inst:** Yes
Water Rights: No **Well Permit #:**
1st HOA:
Fee: \$300/A **Xfer:** Yes **Rsrv:** Yes

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

All Bedrooms Conform: Yes

<u>Rooms</u>	<u>Level</u>	<u>Length</u>	<u>Width</u>	<u>Floor</u>
Master Bd	U	15	11	Carpet
Bedroom 2	U	11	10	Carpet
Bedroom 3	U	10	11	Carpet
Bedroom 4	B	11	18	Carpet
Bedroom 5	-	-	-	-
Bedroom 6	-	-	-	-
Dining room	M	10	11	Carpet
Family room	M	14	13	Carpet
Great room	-	-	-	-
Kitchen	M	17	10	Tile
Laundry	M	6	6	Tile
Living room	M	21	12	Carpet
Rec room	B	16	13	Carpet
Study/Office	U	10	14	Carpet

IRES MLS # : 790981 **Asking PRICE:** \$304,000

2019 Ridgewood Rd, Fort Collins 80526

RESIDENTIAL-DETACHED **SOLD**
Locale: Fort Collins **County:** Larimer
Area/SubArea: 9/9
Subdivision: Village West
Legal: Lot 3, 6th Filing

Total SqFt All Lvl: 3015 **Basement SqFt:** 1031
Total Finished SqFt: 2747 **Lower Level SqFt:**
Finished SqFt w/o Bsmt: 1984 **Main Level SqFt:** 1031
Upper Level SqFt: 953 **Addl Upper Lvl:**
Garage Spaces: 2 **Garage Type:** Attached
Garage SqFt: 585

Built: 1977 **SqFt Source:** Assessor records

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

Listing Comments: SOLD BEFORE PUBLISHED

Sold Date: 05/10/2016 **Sold Price:** \$304,000
Terms: CONV FIX **DOM:** 40 **DTO:** 2 **DTS:** 40

Down Pmt Assist: N
Concession Type: None

Property Features

Style: 2 Story Construction: Vinyl Siding **Roof:** Composition Roof
Common Amenities: Pool **Type:** Contemporary/Modern
Outdoor Features: Patio **Fences:** Enclosed Fenced Area
Lot Improvements: Street Paved, Curbs, Gutters, Sidewalks
Road Surface At Property Line: Blacktop Road **Basement/Foundation:**
 75%+Finished Basement, Built-In Radon **Heating:** Forced Air **Cooling:**
 Central Air Conditioning **Inclusions:** Window Coverings, Electric
 Range/Oven, Dishwasher, Garage Door Opener **Design Features:** Eat-in
 Kitchen, Separate Dining Room, Walk-in Closet **Master Bedroom/Bath:**
 3/4 Master Bath **Fireplaces:** Family/Recreation Room Fireplace, Basement
 Fireplace **Utilities:** Natural Gas, Electric **Water/Sewer:** City Water, City
 Sewer **Ownership:** Private Owner **Possession:** Specific Date
Property Disclosures: Seller's Property Disclosure **Flood Plain:** Minimal
 Risk **Possible Usage:** Single Family **New Financing/Lending:** Cash,
 Conventional

Contact: Devin A Martinez **Phone:** 970-690-1009 **Mobile:** 970-690-1009 **Email:** Devin@NavigateResidential.com
Office: Navigate Residential, LLC **Phone:** 970-682-3122
LA: Adrian Martinez **LO:** Group Horsetooth

Prepared By: Devin A Martinez - Oct 11, 2016 2:44:29 PM
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Elementary: Bennett
Middle/Jr.: Blevins
High School: Rocky Mountain
School District: Poudre

Lot SqFt: 9,863 **Approx. Acres:** 0.23
Elec: City of FTC **Water:** City of FTC
Gas: Xcel Energy **Taxes:** \$1,815/2015
PIN: **Zoning:** RL
Waterfront: No **Water Meter Inst:** Yes
Water Rights: No **Well Permit #:**
HOA: No

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

All Bedrooms Conform: Yes

Rooms	Level	Length	Width	Floor
Master Bd	M	12	11	Wood
Bedroom 2	M	12	10	Wood
Bedroom 3	M	13	9	Wood
Bedroom 4	L	14	9	Carpet
Bedroom 5	-	-	-	-
Bedroom 6	-	-	-	-
Dining room	M	12	9	Carpet
Family room	L	17	13	Carpet
Great room	-	-	-	-
Kitchen	M	16	10	Vinyl
Laundry	L	9	6	Vinyl
Living room	M	17	14	Carpet
Rec room	-	-	-	-
Study/Office	-	-	-	-

IRES MLS # : 798758 **Asking PRICE:** \$285,000

2032 Manchester Dr, Fort Collins 80526

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

Area/SubArea: 9/9
Subdivision: Village West
Legal: LOT 37, VILLAGE WEST FIRST FILING, IN THE CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO

Website: <https://www.iresis.com/go/mls/798758>

Total SqFt All Lvl: 1907 **Basement SqFt:** 0
Total Finished SqFt: 1907 **Lower Level SqFt:** 640
Finished SqFt w/o Bsmt: 1907 **Main Level SqFt:** 1267
Upper Level SqFt: **Addl Upper Lvl:**
Garage Spaces: 2 **Garage Type:** Attached
Garage SqFt: 559 **SqFt Source:** Other

Built: 1970
New Const: No
Builder: **Model:**

New Const Notes:

Listing Comments: Open and bright 4 bed 3 bath in Village West, large lot with full fenced backyard and awesome deck for entertaining, extra deep driveway allows for great off street parking 3 bedrooms up with the master having private 3/4 bath. Home needs some work, property is being sold AS IS.

Sold Date: 09/09/2016 **Sold Price:** \$305,000
Terms: CONV FIX **DOM:** 43 **DTC:** 6 **DTS:** 43

Down Pmt Assist: N
Concession Type: None

Property Features

Style: Bi-Level **Construction:** Wood/Frame, Brick/Brick Veneer, Wood Siding, Painted/Stained **Roof:** Composition Roof **Type:** Fixer-Upper
Outdoor Features: Deck **Location Description:** Level Lot, Sloping Lot, House/Lot Faces S **Fences:** Enclosed Fenced Area, Chain Link
Lot Improvements: Street Paved, Curbs, Gutters, Sidewalks, Street Light
Basement/Foundation: No Basement **Heating:** Forced Air **Cooling:** Whole House Fan **Inclusions:** Window Coverings, Electric Range/Oven, Self-Cleaning Oven, Dishwasher, Refrigerator, Clothes Washer, Clothes Dryer, Microwave, Disposal **Energy Features:** Storm Window
Design Features: Eat-in Kitchen, Separate Dining Room, Pantry, Bay or Bow Window, Washer/Dryer Hookups, Skylights, Wood Floors
Master Bedroom/Bath: 3/4 Master Bath **Fireplaces:** Fireplace Insert, Family/Recreation Room Fireplace **Utilities:** Natural Gas, Electric
Water/Sewer: City Water, City Sewer **Ownership:** Private Owner
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

Contact: Devin A Martinez **Phone:** 970-690-1009 **Mobile:** 970-690-1009 **Email:** Devin@NavigateResidential.com
Office: Navigate Residential, LLC **Phone:** 970-682-3122
LA: Kevin Briasson Anstett **LO:** Group Horsetooth

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

Lot SqFt: 6,402 **Approx. Acres:** 0.15
Elec: City of FTC **Water:** City of FTC
Gas: XCEL **Taxes:** \$1,738/2015
PIN: **Zoning:** RES
Waterfront: No **Water Meter Inst:** Yes
Water Rights: No **Well Permit #:**
1st HOA: Foothills Green Pool Assoc. 970-224-2009
Fee: \$300/A **Xfer:** Yes **Rsrv:** Yes

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

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

All Bedrooms Conform: Yes

Rooms	Level	Length	Width	Floor
Master Bd	U	13	12	Carpet
Bedroom 2	U	10	10	Carpet
Bedroom 3	U	10	10	Carpet
Bedroom 4	L	13	12	Carpet
Bedroom 5	-	-	-	-
Bedroom 6	-	-	-	-
Dining room	-	-	-	-
Family room	L	16	13	Carpet
Great room	-	-	-	-
Kitchen	M	13	9	Tile
Laundry	-	-	-	-
Living room	M	16	12	Carpet
Rec room	-	-	-	-
Study/Office	-	-	-	-

IRES MLS # : 788307 **Asking PRICE:** \$295,000

2016 Huntington Cir, Fort Collins 80526

RESIDENTIAL-DETACHED / INC **SOLD**
Locale: Fort Collins **County:** Larimer
Area/SubArea: 9/9
Subdivision: Village West
Legal: LOT 27 VILLAGE WEST 9TH FTC

Total SqFt All Lvls: 1616 **Basement SqFt:**
Total Finished SqFt: 1616 **Lower Level SqFt:**
Finished SqFt w/o Bsmt: 1616 **Main Level SqFt:** 1616
Upper Level SqFt: **Addl Upper Lvl:**
Garage Spaces: 2 **Garage Type:** Attached
Garage SqFt: 440

Built: 1979 **SqFt Source:** Assessor records
New Const: No
Builder: **Model:**
New Const Notes:

Listing Comments: Central Fort Collins, 4 bed, 3 bath. Great floor plan with plenty open living space. Features include walk-in closet, master bath, fireplace, and a spacious backyard with storage shed. Great neighborhood minutes from CSU. New carpet. Roof is only 2 years old. No HOA dues. FHA and VA eligible. Schedule a showing today.

Sold Date: 05/10/2016 **Sold Price:** \$305,000
Terms: CASH **DOM:** 28 **DTO:** 3 **DTS:** 28

Down Pmt Assist: N
Concession Type: None

Property Features

Style: Tri-Level **Construction:** Wood/Frame **Roof:** Composition Roof
Outdoor Features: Storage Buildings, Patio **Fences:** Enclosed Fenced Area, Wood Fence **Lot Improvements:** Street Paved, Curbs, Gutters, Sidewalks, Street Light **Road Access:** City Street
Road Surface At Property Line: Blacktop Road **Basement/Foundation:** No Basement **Heating:** Forced Air **Inclusions:** Electric Range/Oven, Dishwasher, Refrigerator **Design Features:** Eat-in Kitchen, Walk-in Closet
Master Bedroom/Bath: 3/4 Master Bath **Fireplaces:** Family/Recreation Room Fireplace **Utilities:** Natural Gas, Electric **Water/Sewer:** City Water, City Sewer **Ownership:** Private Owner **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

Contact: Devin A Martinez **Phone:** 970-690-1009 **Mobile:** 970-690-1009 **Email:** Devin@NavigateResidential.com
Office: Navigate Residential, LLC **Phone:** 970-682-3122
LA: Shaun Dolon **LO:** Hub Real Estate

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

Lot SqFt: 12,700 **Approx. Acres:** 0.29
Elec: Water: Public
Gas: Taxes: \$1,928/2015
PIN: R0098159 **Zoning:** RL
Waterfront: No **Water Meter Inst:** -
Water Rights: No **Well Permit #:**
HOA: No

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

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

All Bedrooms Conform: -

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

METRO MLS # : 6518475 **Asking PRICE:** \$325,000

2045 Manchester Dr, Fort Collins 80526

RESIDENTIAL-DETACHED **SOLD**
Locale: Fort Collins **County:** Larimer
Area/SubArea: 9/9
Subdivision: Village West
Legal: LOT 2, VILLAGE W 1ST, FTC
Website: <https://www.iresis.com/go/mls/M6518475>

Total SqFt All Lvl: 3299 **Basement SqFt:**
Total Finished SqFt: 3299 **Lower Level SqFt:** 1080
Finished SqFt w/o Bsmt: 2070 **Main Level SqFt:**
Upper Level SqFt: **Addl Upper Lvl:**
Garage Spaces: 2 **Garage Type:** Attached
Garage SqFt:
Built: 1970 **SqFt Source:** Assessor records
New Const: No
Builder: **Model:**
New Const Notes:

Listing Comments: Fantastic 5 bedroom 2 bath home with an attached 2 car garage in the Fort Collins Village West neighborhood. Location at the end of cul-de-sac makes for limited traffic and noise. Some updates throughout the home include all new vinyl windows, newer paint updated landscaping and fence with new hot water heater. Covered deck off the dining area makes for great summer lounging. Huge back yard with mature landscaping and plenty of shade. Close to shopping, open space, parks and trails. Easy access to schools. Tenant occupied need 24 hour notice to show their lease ends 8/31/16 ideal for an investor looking as rate can be easily increased.

Sold Date: 06/13/2016 **Sold Price:** \$328,000
Terms: FHA **DOM:** 74 **DTO:** 3 **DTS:** 74

Down Pmt Assist: N
Concession Type: None

Property Features
Style: Bi-Level **Construction:** Brick/Brick Veneer, Stucco, Concrete **Roof:** Composition Roof **Outdoor Features:** Patio, Deck, Oversized Garage
Fences: Enclosed Fenced Area, Other Fence **Property Features:** Public Transportation **Basement/Foundation:** No Basement, Slab **Heating:** Forced Air **Cooling:** Central Air Conditioning **Inclusions:** Disposal
Design Features: Eat-in Kitchen, Walk-in Closet, Wood Floors **Fireplaces:** Basement Fireplace **Water/Sewer:** City Water, City Sewer **Ownership:** Private Owner **New Financing/Lending:** Cash, Conventional, FHA, VA
Exclusions - Tenants personal belongings **Additional Info**
Description - Carpet, Parquet, Vinyl/Linoleum, No Contingent Approval Conditions, Dishwasher, Dryer, Refrigerator, Washer, Window Coverings; Bedroom Levels: 2 Upper 3 Lower ; Architecture: Traditional; Num. Fireplaces: 1; Price Per Acre: \$1,131,034.48;
Feature Info - Heating: Gas;
Listing Info - Possession: Upon delivery of deed; Variable Commission: N; Contract Type: Exclusive Right; Prospect Reservation: Y;
Available Parking - Attached Garage(2)
Financial Info - Sale Type: List Price;

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Office: Navigate Residential, LLC **Phone:** 970-682-3122
LA: Tonie Krosky **LO:** TBK Real Estate Solutions, LLC

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

Lot SqFt: 10,454 **Approx. Acres:** 0.24
Elec: Ft Collins **Water:** City of Fort Collins
Gas: Xcel **Taxes:** \$2,031/2015
PIN: **Zoning:** Res
Waterfront: No **Water Meter Inst:** Yes
Water Rights: No **Well Permit #:**
HOA: No

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

All Bedrooms Conform: Yes

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

IRES MLS # : 790936 **Asking PRICE:** \$365,000

2312 Manchester Ct, Fort Collins 80526

RESIDENTIAL-DETACHED **SOLD**
Locale: Fort Collins **County:** Larimer
Area/SubArea: 9/9
Subdivision: Village West
Legal: Lot 15 Village W 1st, FTC

Total SqFt All Lvlis: 3101 **Basement SqFt:** 1330
Total Finished SqFt: 1711 **Lower Level SqFt:**
Finished SqFt w/o Bsmt: 1711 **Main Level SqFt:** 1771
Upper Level SqFt: **Addl Upper Lvl:**
Garage Spaces: 2 **Garage Type:** Attached
Garage SqFt: 431
Built: 1970 **SqFt Source:** Assessor records

New Const: No **Model:**
Builder: Bartran Homes
New Const Notes:

Listing Comments: This is a one of a kind ranch in Mid Town. It sits on a large .24 acre lot, in a Cul- De-Sac. The floor plan is modern and unusual for an older home. It is turn key right now and also ready for an easy remodel. The basement has a rough in and egress window. Bonus of a Walk in Pantry and Master bedroom closet. Large rooms are the norm. Membership in a Community Pool/Tennis facility is available. Rolland Moore Park is a short walk away. Shopping and schools are nearby. Unique and special

Sold Date: 06/17/2016 **Sold Price:** \$345,000

Terms: CONV FIX **DOM:** 3 **DTO:** 3 **DTS:** 38

Down Pmt Assist: N
Concession Type: None

Property Features

Style: 1 Story/Ranch **Construction:** Wood/Frame, Brick/Brick Veneer
Roof: Composition Roof **Common Amenities:** Tennis, Pool
Outdoor Features: Patio **Location Description:** Cul-De-Sac, Evergreen Trees, Deciduous Trees, Level Lot **Fences:** Partially Fenced, Wood Fence
Lot Improvements: Street Paved, Curbs, Gutters, Sidewalks, Street Light
Road Access: City Street **Road Surface At Property Line:** Blacktop Road
Basement/Foundation: Full Basement, Unfinished Basement **Heating:** Forced Air **Cooling:** Ceiling Fan **Inclusions:** Window Coverings, Electric Range/Oven, Dishwasher, Refrigerator, Microwave, Garage Door Opener, Some Furniture, Disposal, Smoke Alarm(s) **Design Features:** Eat-in Kitchen, Open Floor Plan, Pantry, Bay or Bow Window
Master Bedroom/Bath: 3/4 Master Bath, Tub+Shower Master **Fireplaces:** Gas Fireplace, Gas Logs Included **Disabled Accessibility:** Level Lot, Level Drive, Low Carpet **Utilities:** Natural Gas, Electric **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:** - Washer/Dryer - although negotiable, Valances in first bedroom and family room.

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LA: John Stegner **LO:** Your Castle RE-New Era Group

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

Lot SqFt: 9,600 **Approx. Acres:** 0.22
Elec: City of FTC **Water:** City of FTC
Gas: Xcel Energy **Taxes:** \$1,933/2015
PIN: **Zoning:** RL
Waterfront: No **Water Meter Inst:** Yes
Water Rights: No **Well Permit #:**
1st HOA: Optional Pool Membership 970-224-2009
Fee: \$300/A **Xfer:** No **Rsrv:** No **Cov:** Yes

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

Baths	Bsmt	Lwr	Main	Upr	Addl	Total
Full	0	0	0	1	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	U	13	11	Carpet
Bedroom 2	U	11	9	Carpet
Bedroom 3	U	11	10	Carpet
Bedroom 4	L	11	10	Carpet
Bedroom 5	-	-	-	-
Bedroom 6	-	-	-	-
Dining room	M	16	11	Wood
Family room	L	20	11	Carpet
Great room	-	-	-	-
Kitchen	M	18	15	Wood
Laundry	L	6	5	Tile
Living room	M	15	14	Wood
Rec room	-	-	-	-
Study/Office	-	-	-	-

IRES MLS # : 792095 **Asking PRICE:** \$340,000

1737 Glenwood Dr, Fort Collins 80526

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

Area/SubArea: 9/9
Subdivision: Village West
Legal: Lot 9, Plus the easterly 8 feet of Lot 8, as measured parallel to the common line between Lot 8 and Lot 9, Village West Sixth Filing, a subdivision in the City of Fort Collins, County of Larimer, State of Colorado
Website: <https://www.iresis.com/go/mls/792095>

Total SqFt All Lvlis: 1954 **Basement SqFt:**
Total Finished SqFt: 1954 **Lower Level SqFt:** 534
Finished SqFt w/o Bsmt: 1954 **Main Level SqFt:** 801
Upper Level SqFt: 619 **Addl Upper Lvl:**
Garage Spaces: 2 **Garage Type:** Attached
Garage SqFt: 469

Built: 1976 **SqFt Source:** Other

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

Listing Comments: Gorgeous home w/ amazing kitchen! Open, bright & sunny kitchen offers tons of cabinet space, island, & built in eating area. Main flr features stunning HW flrs w/ area rugs that stay. FR has gas FP w/ moss rock accents. Tons of windows to view spacious backyard w/ mature landscaping. Enjoy it on the large, extended deck & patio w/ built in bbq center. Oversized, fully finished 2 car garage. Neutral paint throughout in beautiful neighborhood w/ optional pool membership. Home will not disappoint!

Sold Date: 06/30/2016 **Sold Price:** \$370,000
Terms: CASH **DOM:** 19 **DTO:** 3 **DTS:** 39

Down Pmt Assist: N
Concession Type: None

Property Features

Style: Tri-Level **Construction:** Wood/Frame, Brick/Brick Veneer **Roof:** Composition Roof **Outdoor Features:** Lawn Sprinkler System, Storage Buildings, Patio, Oversized Garage **Location Description:** Level Lot, House/Lot Faces N **Fences:** Enclosed Fenced Area, Other Fence **Lot Improvements:** Street Paved **Road Access:** City Street **Road Surface At Property Line:** Blacktop Road **Basement/Foundation:** No Basement **Heating:** Forced Air **Cooling:** Central Air Conditioning **Inclusions:** Window Coverings, Electric Range/Oven, Dishwasher, Refrigerator, Microwave, Garage Door Opener, Disposal **Design Features:** Eat-in Kitchen, Separate Dining Room, Washer/Dryer Hookups, Wood Floors **Fireplaces:** Gas Fireplace **Utilities:** Natural Gas **Water/Sewer:** City Water, City Sewer **Ownership:** Private Owner **Possession:** 1-3 Days after Closing **Property Disclosures:** Seller's Property Disclosure, Lead Paint Disclosure **Flood Plain:** Minimal Risk **Possible Usage:** Single Family **New Financing/Lending:** Cash, Conventional, FHA, VA

Contact: Devin A Martinez **Phone:** 970-690-1009 **Mobile:** 970-690-1009 **Email:** Devin@NavigateResidential.com
Office: Navigate Residential, LLC **Phone:** 970-682-3122
LA: Tami Kay Spaulding **LO:** Group Horsetooth

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

Lot SqFt: 15,034 **Approx. Acres:** 0.35
Elec: City of FoCo **Water:** City of FoCo
Gas: Xcel **Taxes:** \$1,876/2015
PIN: **Zoning:** res
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	1	0	1	0	0	2
3/4	0	0	0	0	0	0
1/2	0	0	0	0	0	0

All Bedrooms Conform: No

Rooms	Level	Length	Width	Floor
Master Bd	M	12	11	Carpet
Bedroom 2	M	11	8	Carpet
Bedroom 3	M	11	10	Carpet
Bedroom 4	B	12	10	Carpet
Bedroom 5	B	13	11	Carpet
Bedroom 6	-	-	-	-
Dining room	M	11	9	Tile
Family room	-	-	-	-
Great room	-	-	-	-
Kitchen	M	13	9	Tile
Laundry	-	-	-	-
Living room	M	19	12	Carpet
Rec room	-	-	-	-
Study/Office	-	-	-	-

IRES MLS # : 783381 **Asking PRICE:** \$349,900

2107 Essex Ct, Fort Collins 80526

RESIDENTIAL-DETACHED **SOLD**
Locale: Fort Collins **County:** Larimer
Area/SubArea: 9/9
Subdivision: Village West
Legal: Lot 27 Village W 4th FTC

Total SqFt All Lvl: 2288 **Basement SqFt:** 1144
Total Finished SqFt: 2288 **Lower Level SqFt:**
Finished SqFt w/o Bsmt: 1144 **Main Level SqFt:** 1144
Upper Level SqFt: **Addl Upper Lvl:**
Garage Spaces: 2 **Garage Type:** Attached
Garage SqFt: 617
Built: 1973 **SqFt Source:** Assessor records
New Const: No
Builder: **Model:**
New Const Notes:

Listing Comments: Lovely ranch w/full basement on one of the only real cul-de-sacs in Village West. Xeriscaped front yard, over 1/3 acre total! 3 bedrooms on main level, two in basement. TWO laundries - one in garage and one in basement. Kitchenette in basement - would make great mother-in-law quarters! Huge, oversized garage, plus attached shed/workshop with electricity, partially insulated. 90% efficient furnace is just two years old. Updated upstairs bath and kitchen w/ stainless steel convection oven.

Sold Date: 03/25/2016 **Sold Price:** \$370,000
Terms: CONV FIX **DOM:** 44 **DTO:** 3 **DTS:** 44

Down Pmt Assist: N
Concession Type: None

Property Features

Style: 1 Story/Ranch **Construction:** Wood/Frame **Roof:** Composition Roof
Type: Contemporary/Modern **Outdoor Features:** Lawn Sprinkler System, Storage Buildings, Patio, Oversized Garage **Location Description:** Cul-De-Sac **Fences:** Enclosed Fenced Area **Lot Improvements:** Street Paved, Gutters, Sidewalks, Street Light **Road Access:** City Street
Road Surface At Property Line: Blacktop Road **Basement/Foundation:** Full Basement **Heating:** Forced Air **Cooling:** Central Air Conditioning
Inclusions: Electric Range/Oven, Dishwasher, Refrigerator, Clothes Washer, Clothes Dryer, Microwave **Energy Features:** Double Pane Windows **Design Features:** Workshop, Washer/Dryer Hookups
Disabled Accessibility: Width of Hallways 42" or more **Utilities:** Natural Gas, Electric, Cable TV Available, Satellite Avail, High Speed Avail
Water/Sewer: City Water, City Sewer **Ownership:** Private Owner
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:** - Sellers personal property. Valance and drapes in living room. Other window coverings negotiable.

Contact: Devin A Martinez **Phone:** 970-690-1009 **Mobile:** 970-690-1009 **Email:** Devin@NavigateResidential.com
Office: Navigate Residential, LLC **Phone:** 970-682-3122
LA: Lori Juszak **LO:** Juszak Realty

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

Lot SqFt: 8,629 **Approx. Acres:** 0.2
Elec: City of FC **Water:** City of Fort Collins
Gas: Xcel **Taxes:** \$1,848.11/2014
PIN: **Zoning:** RES
Waterfront: No **Water Meter Inst:** Yes
Water Rights: No **Well Permit #:**
1st HOA: Neighborhood Pool
Fee: \$300/A **Xfer:** Yes **Rsrv:** No

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

All Bedrooms Conform: Yes

Rooms	Level	Length	Width	Floor
Master Bd	U	15	11	Wood
Bedroom 2	U	15	10	Wood
Bedroom 3	L	12	11	Vinyl
Bedroom 4	L	12	11	Vinyl
Bedroom 5	-	-	-	-
Bedroom 6	-	-	-	-
Dining room	U	12	10	Wood
Family room	L	23	15	Wood
Great room	-	-	-	-
Kitchen	U	11	11	Wood
Laundry	L	11	6	Other
Living room	U	15	13	Wood
Rec room	-	-	-	-
Study/Office	-	-	-	-

IRES MLS # : 781040 **Asking PRICE:** \$385,000

2019 Constitution Ave, Fort Collins 80526

RESIDENTIAL-DETACHED **SOLD**
Locale: Fort Collins **County:** Larimer
Area/SubArea: 9/9
Subdivision: Village West
Legal: Lot 27, Village West 6th, FTC

Total SqFt All Lvl: 2288 **Basement SqFt:**
Total Finished SqFt: 2288 **Lower Level SqFt:** 1144
Finished SqFt w/o Bsmt: 2288 **Main Level SqFt:** 1144
Upper Level SqFt: **Addl Upper Lvl:**
Garage Spaces: 2 **Garage Type:** Attached
Garage SqFt: 440

Built: 1976 **SqFt Source:** Assessor records

New Const: No
Builder: **Model:** Bi-Level
New Const Notes:

Listing Comments: As close to a brand new home as you can get in an established neighborhood. Beautifully remodeled down to the studs. All new windows and doors. Open floor concept with vaulted ceilings and large kitchen island. Quartz counter tops, Stainless Steel Appliances, and Porcelain tile backsplash, and under-cabinet LED lighting in the kitchen. Upper level has beautiful wood floors! Lower level living room and bedrooms have luxury vinyl plank flooring. LED pathway lighting to light your way home.

Sold Date: 01/29/2016

Sold Price: \$385,000

Terms: CASH **DOM:** 31 **DTO:** 19 **DTS:** 31

Down Pmt Assist: N

Concession Type: None

Property Features

Style: Bi-Level **Construction:** Wood/Frame **Roof:** Composition Roof
Common Amenities: Pool **Outdoor Features:** Lawn Sprinkler System,
Deck Location Description: House/Lot Faces E **Fences:** Partially Fenced
Lot Improvements: Street Paved, Sidewalks **Basement/Foundation:** Full
Basement Heating: Forced Air **Cooling:** Central Air Conditioning
Inclusions: Gas Range/Oven, Self-Cleaning Oven, Dishwasher,
 Refrigerator, Microwave, Garage Door Opener, Disposal, Smoke Alarm(s)
Design Features: Eat-in Kitchen, Cathedral/Vaulted Ceilings, Jack & Jill
 Bathroom, Kitchen Island **Master Bedroom/Bath:** Shared Master Bath
Fireplaces: Family/Recreation Room Fireplace **Utilities:** Natural Gas
Water/Sewer: City Water **Ownership:** Private Owner **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

Contact: Devin A Martinez **Phone:** 970-690-1009 **Mobile:** 970-690-1009 **Email:** Devin@NavigateResidential.com
Office: Navigate Residential, LLC **Phone:** 970-682-3122
LA: Adrienne Jacobson **LO:** Keller Williams FTC Gold

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IRES MLS # : 792554 **Asking PRICE:** \$415,000

1818 Essex Dr, Fort Collins 80526

RESIDENTIAL-DETACHED **SOLD**
Locale: Fort Collins **County:** Larimer
Area/SubArea: 9/9
Subdivision: Village West
Legal: Lot 50, Village West 4th, FTC

Total SqFt All Lvl: 3349 **Basement SqFt:** 1219
Total Finished SqFt: 2131 **Lower Level SqFt:**
Finished SqFt w/o Bsmt: 2131 **Main Level SqFt:** 1219
Upper Level SqFt: 911 **Addl Upper Lvl:**
Garage Spaces: 2 **Garage Type:** Attached
Garage SqFt: 472

Built: 1973 **SqFt Source:**
New Const: No
Builder: **Model:**
New Const Notes:

Listing Comments: Beautiful 2-Story on .26 Acres in lovely Village West includes 4 Bdrms. 3 baths, hardwood floors, large eat-in kitchen w/ Corain counters & Maple cabinets, wood burning fireplace, Master suite w/ attached 3/4 bath & two closets, open floor plan, formal dining room, High eff. cent. air, full unfinished basement & more. Attached oversized 2-car garage. Mature landscaping w/ patio & storage shed. Wonderful neighborhood close to schools & parks. Optional pool membership! A Gem!

Sold Date: 07/27/2016 **Sold Price:** \$414,500
Terms: CONV FIX **DOM:** 62 **DTO:** 7 **DTS:** 62

Down Pmt Assist: N
Concession Type: CC
Points Paid/Seller: 0 **Points Paid/Buyer:** 0
Total Concession Amt: \$6,500

Property Features

Style: 2 Story **Construction:** Wood/Frame **Roof:** Composition Roof
Common Amenities: Pool **Type:** Contemporary/Modern
Outdoor Features: Storage Buildings, Patio, Oversized Garage
Location Description: Cul-De-Sac, Evergreen Trees, Deciduous Trees
Fences: Partially Fenced, Wood Fence **Views:** Foothills View
Lot Improvements: Street Paved, Curbs, Gutters, Sidewalks
Road Access: City Street **Road Surface At Property Line:** Blacktop Road
Basement/Foundation: Full Basement, Unfinished Basement **Heating:** Forced Air **Cooling:** Central Air Conditioning **Inclusions:** Window Coverings, Gas Range/Oven, Dishwasher, Refrigerator, Microwave, Garage Door Opener, TV Antenna **Energy Features:** Southern Exposure, Double Pane Windows **Design Features:** Eat-in Kitchen, Separate Dining Room, Open Floor Plan, Washer/Dryer Hookups, Wood Floors, Kitchen Island
Master Bedroom/Bath: 3/4 Master Bath **Fireplaces:** Family/Recreation Room **Utilities:** Natural Gas, Electric **Water/Sewer:** City Water, City Sewer **Ownership:** Private Owner **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, VA **Exclusions:** - Washer, Dryer, 2 Refrigerators in basement

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

Lot SqFt: 11,326 **Approx. Acres:** 0.26
Elec: City **Water:** City
Gas: Xcel **Taxes:** \$2,101/2015
PIN: **Zoning:** Resd
Waterfront: No **Water Meter Inst:** Yes
Water Rights: No **Well Permit #:**
HOA: No

Bedrooms:	4	Baths:	3	Rough Ins:	1	
Baths	Bsmt	Lwr	Main	Upr	Addl	Total
Full	0	0	0	1	0	1
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	14	15	Carpet
Bedroom 2	U	12	10	Carpet
Bedroom 3	U	11	11	Carpet
Bedroom 4	U	11	10	Carpet
Bedroom 5	-	-	-	-
Bedroom 6	-	-	-	-
Dining room	M	13	11	Carpet
Family room	M	21	12	Carpet
Great room	-	-	-	-
Kitchen	M	21	12	Wood
Laundry	-	-	-	-
Living room	M	19	13	Carpet
Rec room	-	-	-	-
Study/Office	-	-	-	-

Contact: Devin A Martinez **Phone:** 970-690-1009 **Mobile:** 970-690-1009 **Email:** Devin@NavigateResidential.com
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