

# SHORT WALK TO TROUTMAN PARK...



4200 Beaver Creek Drive  
Fort Collins

**\$385,000**



**Paul Schnaitter**  
Broker Associate/Partner  
(970) 222-8851 Cell  
(970) 419-22315 Direct  
[pschnaitter@thegroupinc.com](mailto:pschnaitter@thegroupinc.com)



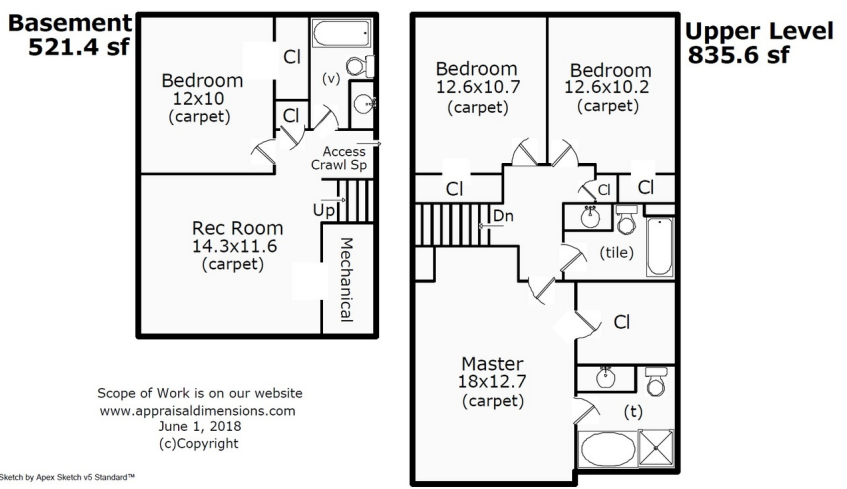
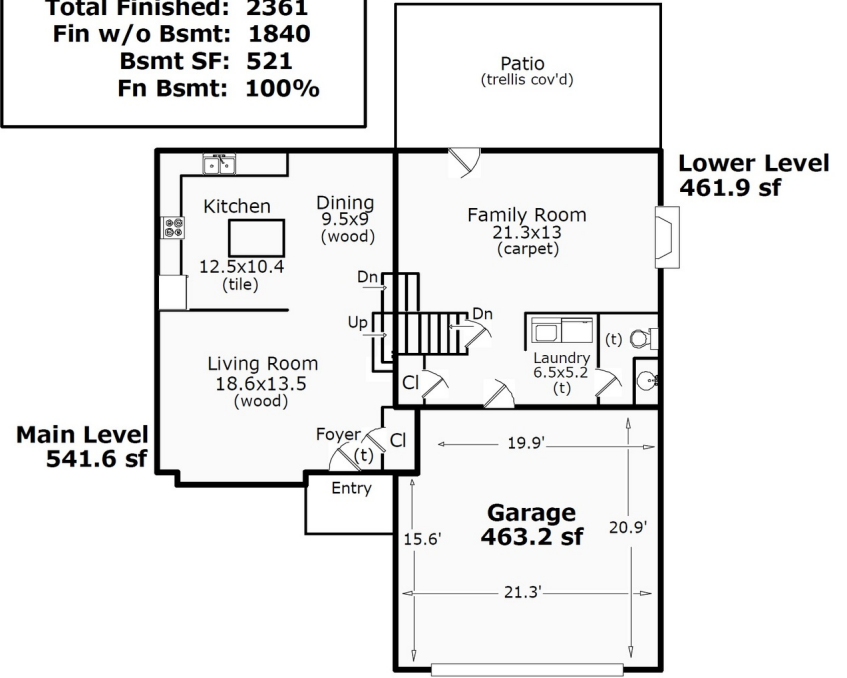




# ENJOY THE GREAT OUTDOOR SPACE...

Beautiful home on a corner lot just a short walk to Troutman Park!  
 There is plenty of room to roam in this 4 bedroom home which  
 boasts a comfortable king sized master retreat with a 5-piece master  
 bath, rec room & gret room or formal dinign area. The covered patio  
 in back & mature landscaping make for great outdoor space.

**4200 Beaver Creek Dr  
 Fort Collins, CO**  
**Total SF: 2361**  
**Total Finished: 2361**  
**Fin w/o Bsmt: 1840**  
**Bsmt SF: 521**  
**Fn Bsmt: 100%**



Scope of Work is on our website  
[www.appraisaldimensions.com](http://www.appraisaldimensions.com)  
 June 1, 2018  
 (c)Copyright

Sketch by Apex Sketch v5 Standard™

Lot Size ..... 6,534  
 Approx Acres ..... 0.15  
 Electric .... City of Fort Collins  
 Water ..... City of Fort Collins  
 Gas ..... Xcel Energy  
 Taxes/Yr ..... \$2,226/17  
 Bedrooms ..... 4  
 Bathrooms ..... 4  
 Subdivision ..... Willow Park  
 Style ..... Tri-Level  
 Construction ... Wood/Frame,  
 Brick/Brick Veneer  
 Floors ..... Wood, Carpet, Tile  
 Heating ..... Forced Air  
 Cooling ..... Type

**INCLUSIONS**

All Window Treatments Presently  
 Installed, Electric Range/Oven,  
 Self-Cleaning Oven, Refrigerator,  
 Dishwasher, Microwave, Garage  
 Refrigerator

**EXCLLUSIONS**

Clothes Washer, Clothes Dryer,  
 All Window Curtains

**SCHOOLS**

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

[www.4200beavercreek.thegroupinc.com](http://www.4200beavercreek.thegroupinc.com)



Information herein deemed reliable but not guaranteed. Distance and measurements  
 are approximate and subject to correction. See our listings at [www.thegroupinc.com](http://www.thegroupinc.com).

