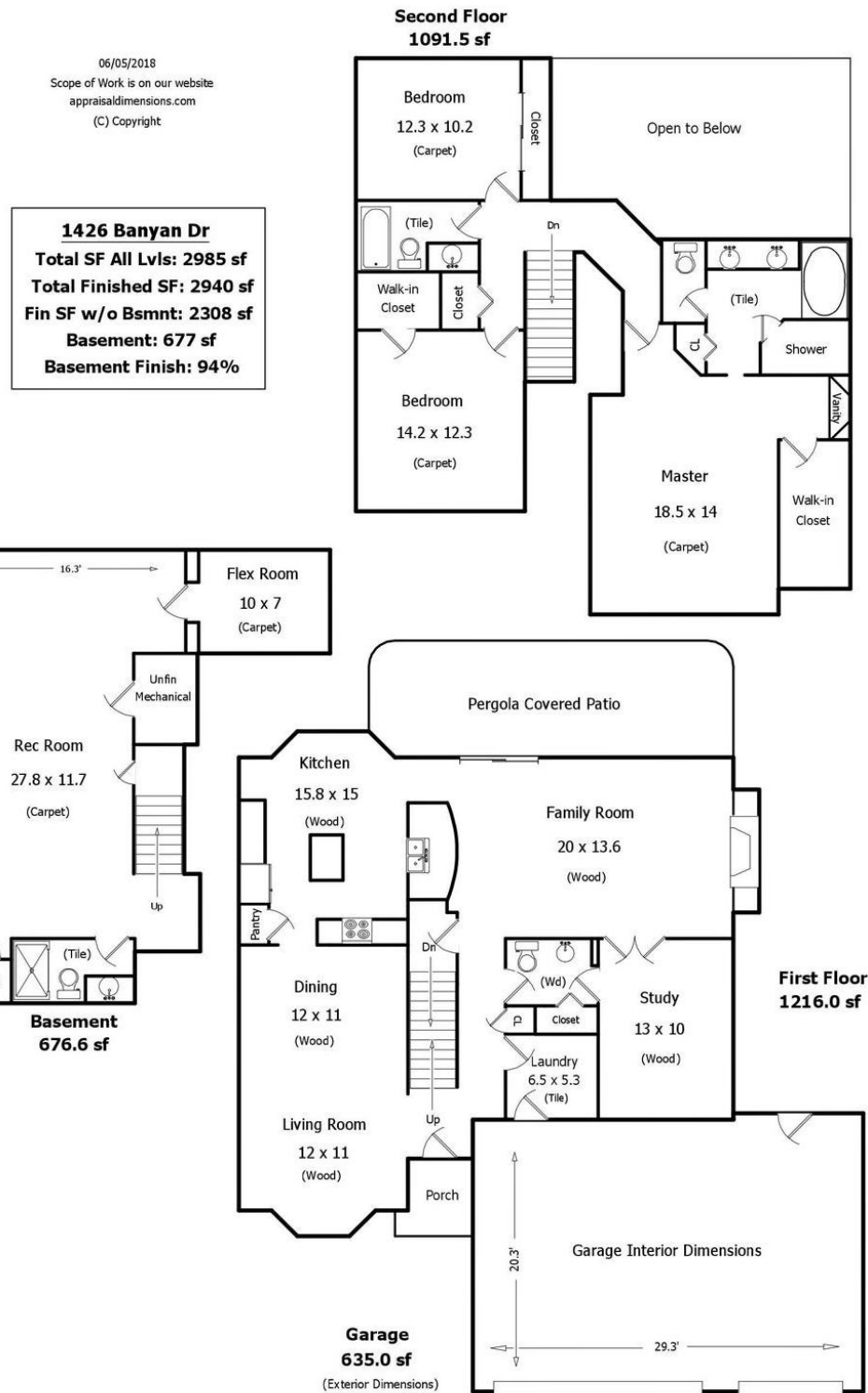




Total Square Feet ..... 2,985  
 Finished SF ..... 2,940  
 Main SF ..... 2,308  
 Basement SF ..... 677  
 Garage ..... 3-car attached  
 ..... Over-sized - 635  
 Bedrooms ..... 3  
 Bathrooms ..... 4  
 Subdivision ..... The Ponds  
 Style ..... 2 Story  
 Construction ... Wood/Frame,  
 ..... Brick Veneer  
 Floors ..... Wood, Carpet  
 Heating ..... Forced Air  
 Cooling ..... Central Air  
 Taxes/Yr ..... \$3,145/ 17  
 HOA ... The Ponds HOA \$385/A  
 Water ..... City of Fort Collins  
 Electric .... City of Fort Collins  
 Gas ..... Xcel Energy

**Inclusions:**  
 Window Coverings, Electric  
 Range/Oven, Dishwasher,  
 Refrigerator, Microwave,  
 Disposal

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



[www.1426banyan.thegroupinc.com](http://www.1426banyan.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).



# 1426 Banyan Drive



Fort Collins  
The Ponds

**\$530,000**



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Beautifully updated backs to open space. Hardwood floors, quartz countertops, butcher block island, marble back splash, vaulted ceilings, awesome finished basement, custom tile work in master shower, new back sliding door that looks out to your pergola patio, new roof and outside paint, newer A/C & furnace. Main floor study/office or 4th bedroom. Enjoy your oversized 3 car garage. More storage in the covered crawl space and garage attic. This home is fully fenced with a dog run. Close to trails/downtown.