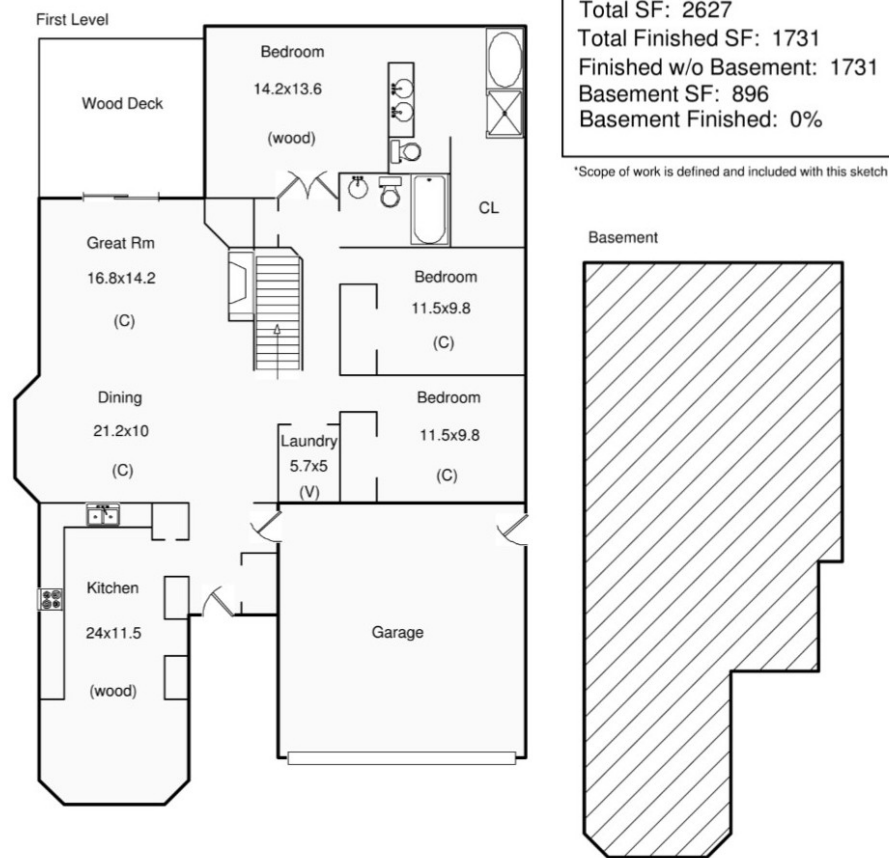


Lot Size 6,098
 Approx Acres 0.14
 Electric City of Fort Collins
 Water FTC/LVLD Water District
 Gas Xcel Energy
 Taxes/Yr \$1,822/17
 Bedrooms 3
 Bathrooms 2
 Subdivision Stanton Creek
 HOA \$116.00/Quarter
 Year Built 1999
 Style Ranch
 Construction Wood/Frame, Brick
 Floors Wood, Carpet
 Heating Forced Air
 Cooling Central Air Conditioning

Inclusions: Window Coverings, Electric Range/Oven, Dishwasher, Refrigerator, Freezer, Microwave, Clothes Washer & Dryer, Surround Sound Speakers/Tuner

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



6802 Saint Thomas Drive Fort Collins

Information herein deemed reliable but not guaranteed. Distance and measurements are approximate and subject to correction. See our listings at www.thegroupinc.com. June 11, 2018.

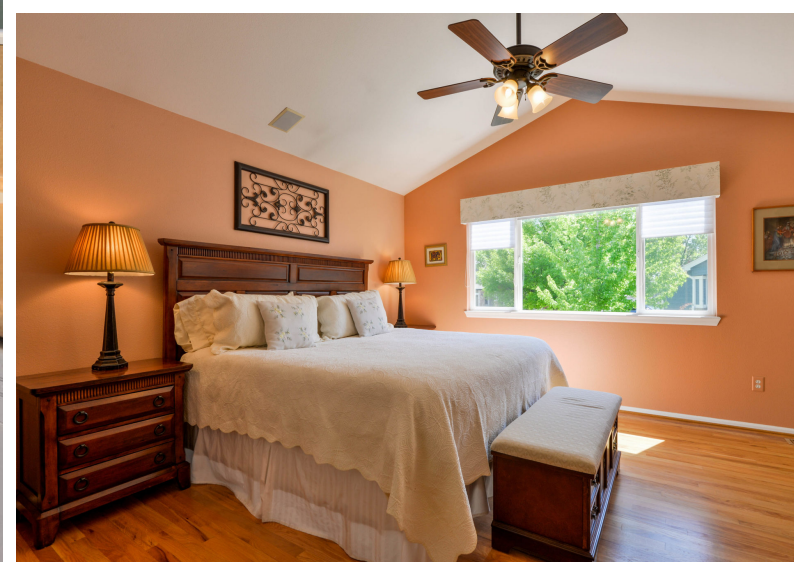


**Offered at
\$400,000**

Joanne DeLeon

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 (970) 229-0700 office | jdeleon@thegroupinc.com | www.joannedeleon.com





South East Ft. Collins Location!

3 bed, 2 bath, 2 car garage (finished & painted) ranch home on a corner lot w/sunrise & sunset views! Immaculate w/brand new carpet (5-2018), custom paints, surround sound throughout the home (7 speakers), hardwood floors in foyer, kitchen & master bedroom. With current owner there is new corian counters in the kitchen, new driveway (2016), new exterior paint, fans in all bedrooms & great room, new appliances, new lighting in bathrooms, new window coverings in the master bed & main bath, office wallpaper, fence re-painted (2017), wheelchair ramp out front, French door with deck out back, raised garden beds. Sunlight abounds & kitchen nook is surrounded by windows. Please see special feature page for more!

