

1212 Clark Street  
Fort Collins

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\$800,000





*One-of-a-kind 2-story home on 1.5 acres in the City of Fort Collins!*

At the end of a quiet cul-de-sac and adjacent to farmland, enjoy peace, tranquility and privacy while only a quick bike ride from Old Town Fort Collins. Home offers 3 bedrooms, 4 bathrooms, a 2-car oversized attached garage plus 2-car oversized detached garage with attic storage. Beautiful, upscale finishes throughout the home. Impeccable landscaping, including a unique railroad/rock garden. You won't want to miss this one!

MLS # ..... 852460  
 Lot Size ..... 64,904  
 Approx Acres ..... 1.49  
 Taxes/Yr ..... \$3,684/17  
 Bedrooms ..... 3  
 Bathrooms ..... 4  
 Electric ... City of Fort Collins  
 Water ..... ELCO  
 Gas ..... Xcel Energy  
 Subdivision ..... Lindenmeier  
 Style ..... 2 Story  
 Construction . Cedar/Redwood  
 Floors ..... Carpet, Tile, Wood  
 Heating . Forced Air, Humidifier  
 Cooling .. Central A/C, Ceiling Fans

**Inclusions**

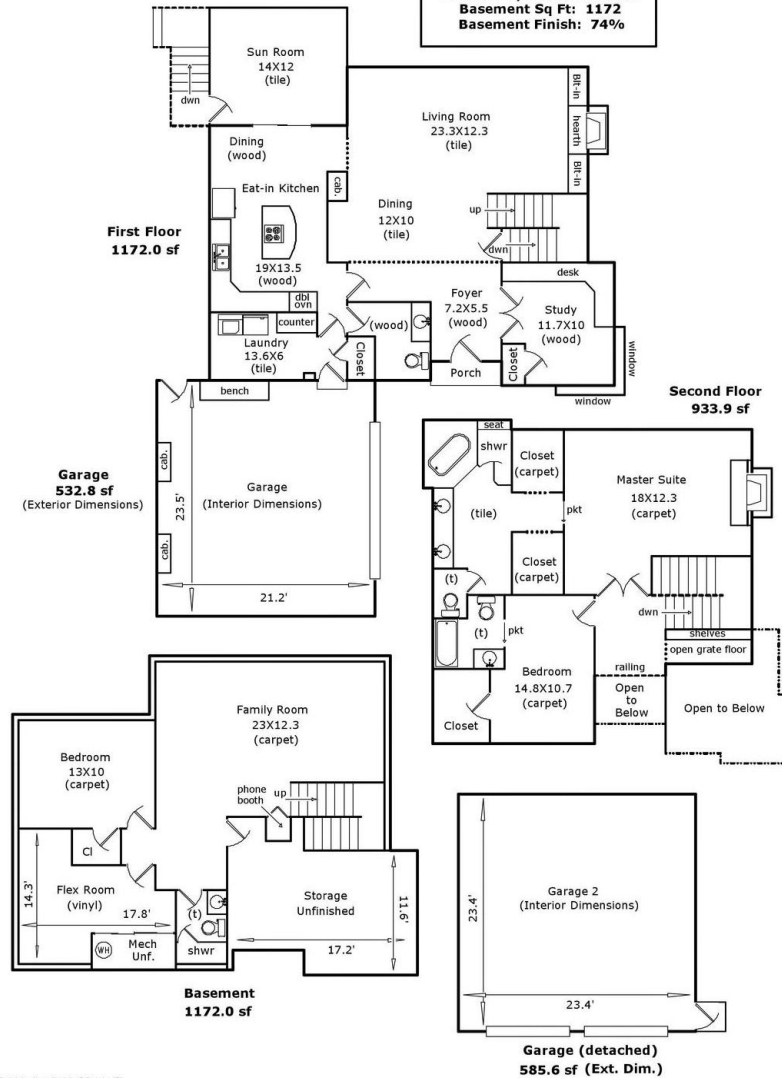
Window coverings, gas range/oven, double oven, cook top and vent, dishwasher, (2) refrigerator, built-in work bench, shed, playhouse, (4) garage door openers.

**Schools**

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

Scope of Work is on our website  
 www.appraisaldimensions.com  
 05/31/2018  
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**1212 Clark St.  
 Fort Collins, CO**  
**Total Sq Ft: 3278**  
**Total Finished Sq Ft: 2969**  
**Finished w/o Bsmnt.: 2106**  
**Basement Sq Ft: 1172**  
**Basement Finish: 74%**



Sketch by Apex Sketch v5 Standard™

[www.1212clark.thegroupinc.com](http://www.1212clark.thegroupinc.com)



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