

# LOCATION, LOCATION, LOCATION...



1320 W. Magnolia Street  
Fort Collins

**\$485,000**





MLS # ..... 847663

Electric ... City of Fort Collins  
Water ..... City of Fort Collins  
Gas ..... Xcel Energy  
Taxes/Yr ..... \$2,347.08/2017  
Year Built ..... 1950  
Total Sq Ft ..... 902  
Bedrooms ..... 2  
Bathrooms ..... 1  
Subdivision ... Scott Sherwood  
Style ..... Ranch  
Construction .... Wood/Frame  
Floors ..... Wood  
Heating ..... Forced Air  
Cooling ..... Central A/C

**Inclusions**

Window Coverings, Gas Range/  
Oven, Dishwasher, Refrigerator,  
Clothes Washer, Clothes Dryer

**Schools**

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

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Inviting Old Town ranch bungalow, steps to City Park, minutes to CSU & downtown! This home offers a wonderful, open floor plan with walls of large windows in living & dining room. Lots of natural light. The kitchen was newly remodeled in 2001. Two spacious bedrooms plus blond oak hardwood floors throughout! Wooded lot w/mature trees, a private fenced back yard complete with deck/patio & 1 car garage. Surrounded by some of Old Town's most prestigious homes! Come by today, won't last long!



**Chris C. Hau**

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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).

