



# 4800 Hilltop Drive

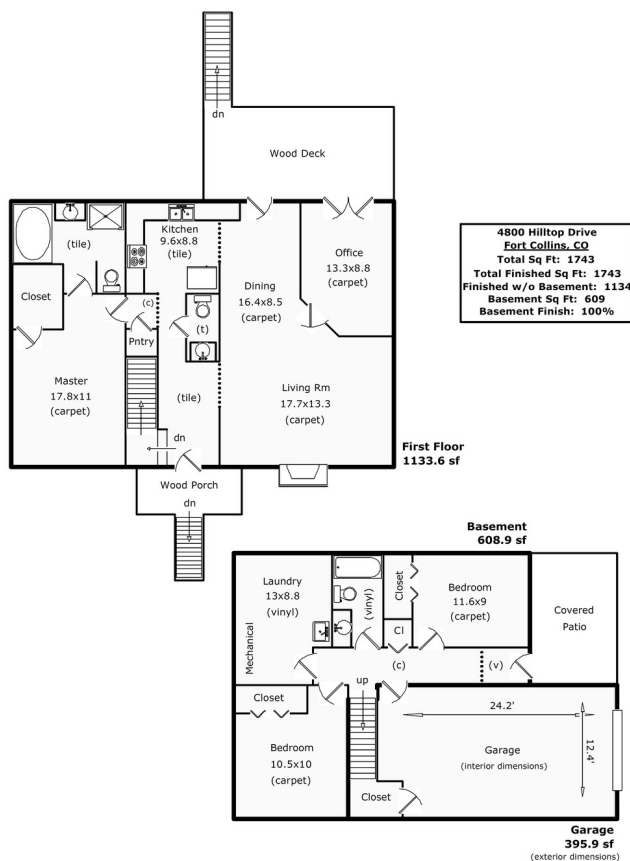
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## Fort Collins, CO

\$400,000

Bright & sunny Horsetooth Reservoir charmer with windows galore! This move-in ready home has a modern kitchen, SS appliances, solid wood doors, vaulted ceilings, skylights, & a 4pc master bath with jetted tub. Newer A/C & cozy living room fireplace. Work from home in the office with a view. Walk-out basement. Adjacent to Horsetooth Mountain Park. Fenced yard with chicken coop too. Enjoy the stars from the deck & settle in to the quiet life up at the Reservoir.





MLS # ..... 851034

**GENERAL INFORMATION**

Living Room ..... 17 x 13  
 Dining Room ..... 16 x 8  
 Kitchen ..... 9 x 8  
 Laundry Room ..... 13 x 8  
 Master Bedroom ..... 17 x 11  
 Bedroom 2 ..... 11 x 9  
 Bedroom 3 ..... 10 x 10  
 Office ..... 13 x 8

Lot Size ..... 18,143  
 Approx Acres ..... 0.42  
 Electric ..... Poudre Valley REA  
 Water ..... Spring Canyon  
 Taxes/Yr ..... \$2,320/2017  
 Bedrooms ..... 3  
 Bathrooms ..... 3  
 Subdivision Horsetooth Lake Estates  
 Style ..... Raised Ranch  
 Construction ..... Wood/Frame  
 Floors ..... Carpet, Tile, Vinyl  
 Heating ..... Forced Air  
 Cooling ..... Central A/C

**INCLUSIONS**

Refrigerator, Dishwasher, Electric Range/Oven, Chicken Coop, Microwave, Window Coverings, Plastic Shed

**SCHOOLS**

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

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).



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