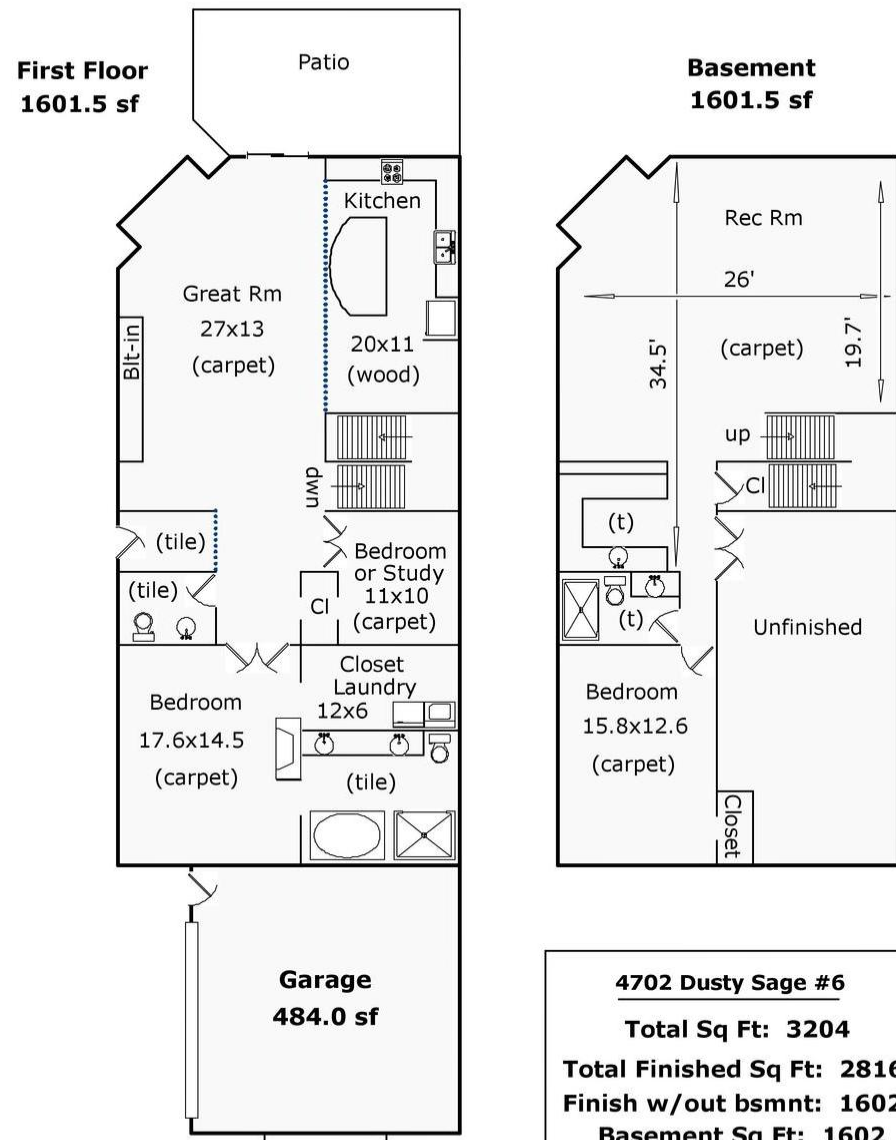


Price Improved!

Scope of Work is on our website  
www.appraisaldimensions.com  
Cathy Miles, Certified Res. Appraiser  
06/09/2014  
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**4702 Dusty Sage #6**  
**Total Sq Ft: 3204**  
**Total Finished Sq Ft: 2816**  
**Finish w/out bsmnt: 1602**  
**Basement Sq Ft: 1602**  
**Basement Finish: 75%**

Sketch by Apex Sketch v5 Standard™

MLS # ..... 843870  
Lot Size ..... 3,204  
Approx Acres ..... 0.07  
Electric ..... City of Fort Collins  
Water .. FTC/LVLD Water District  
Gas ..... Xcel Energy  
Taxes/Yr ..... \$2,640/2016  
Bedrooms ..... 3  
Bathrooms ..... 3  
Subdivision ..... Harmony Ridge  
Style ..... Ranch  
Year Built ..... 2001  
Construction ..... Wood/Frame,  
..... Stone, Stucco  
Floors ..... Wood, Carpet, Tile  
Heating ..... Forced Air  
Cooling ..... Central A/C

**Inclusions**  
Window Coverings, Gas Range/  
Oven, Double Oven, Dishwasher,  
Refrigerator, Bar Refrigerator,  
Clothes Washer, Clothes Dryer,  
Microwave, Garage Door Openers

**Exclusions**  
Seller's Personal Property, Natural  
Gas Grill, Metal Shelving in Storage  
Room

**Schools**  
Elementary ..... Mcgraw  
Middle/Jr. .... Webber  
High School .... Rocky Mountain  
District ..... Poudre

[www.4702dustysage6.thegroupinc.com](http://www.4702dustysage6.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).



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4702 Dusty Sage Dr #6  
Fort Collins

\$519,900



*Scrumptious ranch plan townhome, fabulous foothills location just minutes from the Kathy Fromme prairie and trails, mountain views are included... Custom finishes throughout- hardwood floors, alder cabinets with etched glass and solid alder doors, \$40K granite upgrade in the master bath, gas range with hood and double ovens, nifty kitchenette/bar with bar frig in the basement plus a giant storage room and custom flooring in the oversized garage- pre-inspected and the Murphy Bed stays!*

