



Opening the Door to Your Dream

General Information
 Electric City of Fort Collins
 Water Fort Collins/Loveland
 Gas Xcel Energy
 Taxes/Yr \$1,816/2017
 HOA \$55/Month
 Bedrooms 4
 Bathrooms 4
 Garage 2 Car Attached
 Year Built 2003
 Subdivision Provincetown
 Style 2 Story

Construction Wood, Stone
Floors Wood, Carpet, Vinyl
Heating Forced Air
Cooling Central A/C, Ceiling Fan

Inclusions
 Range/Oven, Dishwasher, Refrigerator,
 Microwave, Clothes Washer, Clothes
 Dryer, Shed

Room Measurements
 Living Room 15 x 15

Dining Room 10 x 10
Kitchen 12 x 10
Family Room 27 x 16
Master Bedroom 14 x 13
Bedroom 2 13 x 10
Bedroom 3 12 x 10
Bedroom 4 10 x 15

Schools
 Elementary Cottonwood Plains
 Middle/Jr. Lucile Erwin
 High School Loveland

7108 Northdale Court Fort Collins

Fabulous home in a great neighborhood
 Quiet cul-de-sac location gives you a large backyard with mature landscaping providing privacy, multi level decks, storage shed and play set. Kitchen/Dining room have new hardwood floors, granite counter tops, lots of cabinets, slide out shelving, pantry and eat in area.



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Living room fireplace has been remodeled with tile and shiplap. Main floor laundry has new cabinets and bench seat for storage. Upstairs has a nice open loft for office space or hobbies. Master has a 5 piece bath with walk in closet. Adorable 2 other bedrooms - one offers built in book case and bench seat.



Basement has a large family room, 4th bedroom and full bath. Front of the home has new landscape with perennial flowers beds, stone accent and shutters! Home is within walking distance to a park, a trail system through the neighborhood and adjoining open space.

