

# Great Opportunity -- West of Lake Loveland!



1909 Agate Court  
Loveland, Colorado 80538

\$325,000



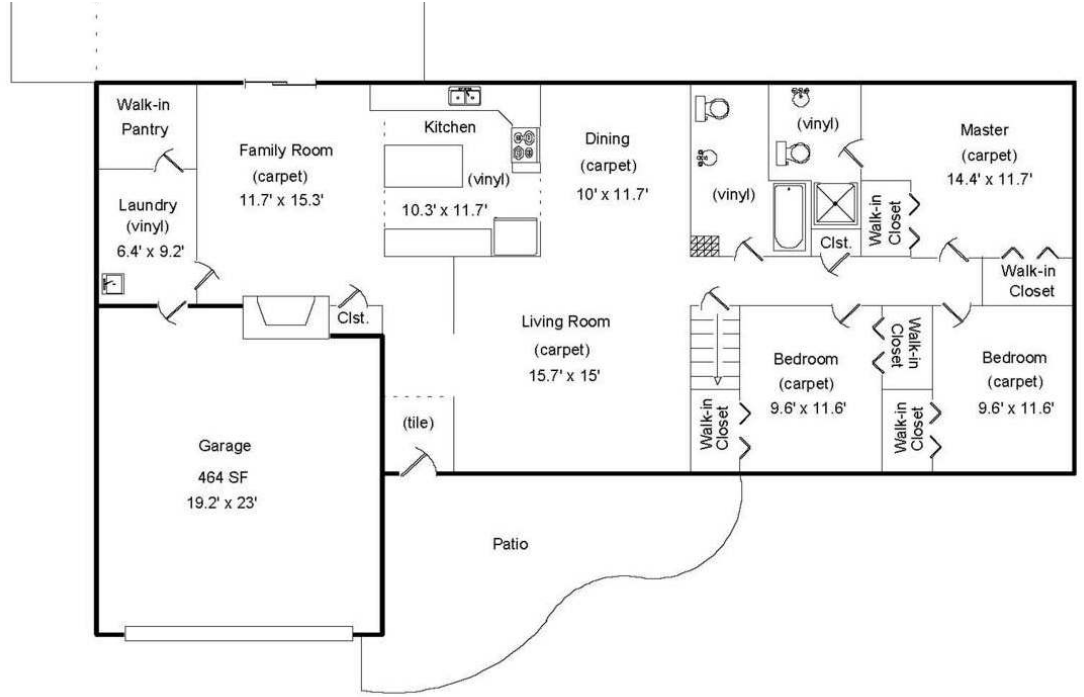


**Lot Size** ..... 9,148  
**Approx Acres** ..... 0.21  
**Electric** ..... City of Loveland  
**Water** ..... City of Loveland  
**Gas** ..... Xcel  
**Taxes/Yr** ..... \$1,568/2017  
**Total Sq ft** ..... 3,052  
**Finished Sq Ft** ..... 1,691  
**Year Built** ..... 1971  
**Bedrooms** ..... 3  
**Bathrooms** ..... 2  
**Subdivision** ..... West Shore Terrace  
**Style** ..... Ranch  
**Construction** ..... Wood, frame, brick  
**Floors** ..... Carpet, vinyl  
**Heating** ..... Forced air  
**Cooling** ..... Central Air

**Inclusions--Refrigerator, dishwasher  
 and electric range/oven**

**Schools**

**Elementary** ..... VanBuren  
**Middle/Jr.** ..... Bill Reed  
**High School** ..... Loveland High  
**District** ..... Thompson R2J



**Ranch home located in an established neighborhood**

Great opportunity, west of Lake Loveland! Ranch home located in an established neighborhood- 3 Bedroom and 2 bathrooms, natural cherry cabinets throughout, newer windows and new hot water heater. Master bedroom features 2 closets and an attached ¾ bathroom. Other features include beautiful brick gas log fireplace off of the kitchen, central air conditioning, large pantry off of main level laundry room, 2 car garage with lots of shelving, covered back patio and an unfinished basement for future expansion.

[www.1909agatect.thegroupinc.com](http://www.1909agatect.thegroupinc.com)



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