

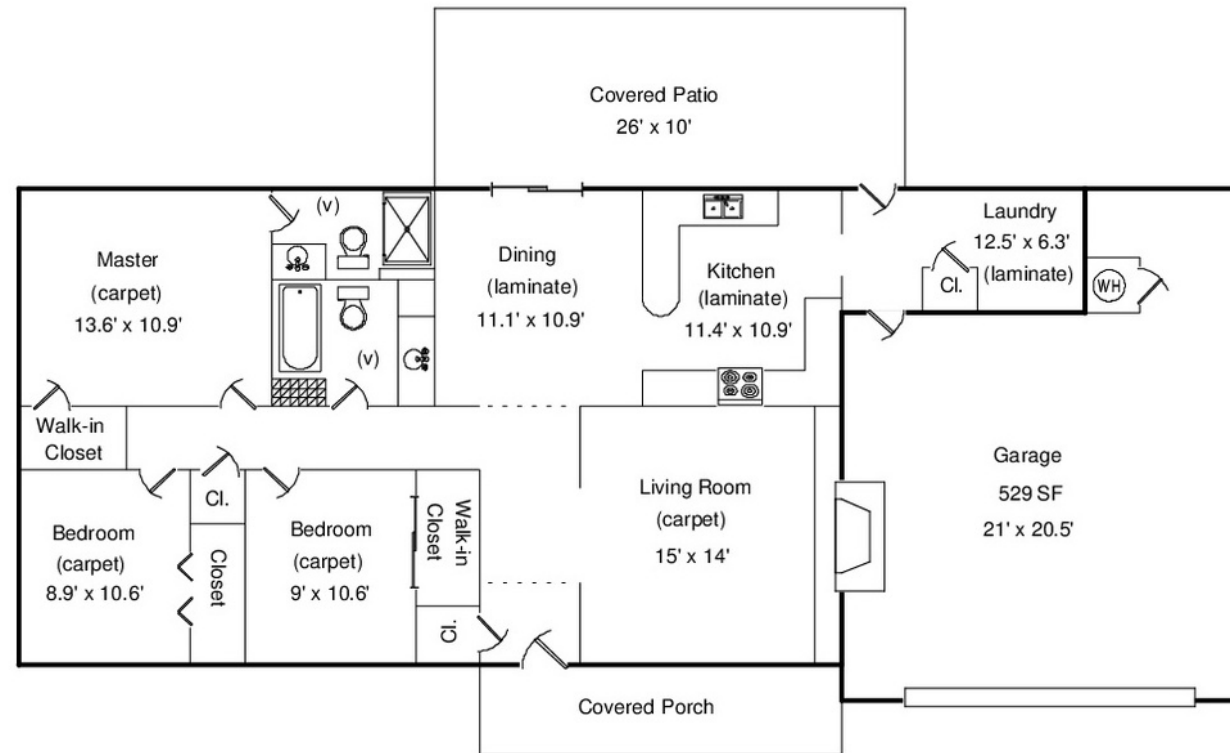
# Welcome Home!

Year Built ..... 1979  
 Lot Size ..... 8,468  
 Approx Acres ..... 0.19  
 Electric ..... City of Loveland  
 Water ..... City of Loveland  
 Gas ..... Xcel  
 Taxes/Yr ..... \$1,226/2017  
 Total SqFt ..... 1,284  
 Total (finished) SqFt ..... 1,284  
 Bedrooms ..... 3  
 Bathrooms ..... 2  
 Subdivision ..... Larkin  
 Style ..... 1 Story/Ranch  
 Construction ... Wood/Frame,  
 Brick/Brick Veneer  
 Floors ..... Carpet, Laminate  
 Heating ..... Forced Air  
 Cooling ..... Central Air  
 HOA ..... None

**Inclusions:** Window Coverings, Electric Range/Oven, Dishwasher, Microwave, Garage Door Opener, Disposal.  
**Exclusions:** Sellers Personal Belongings, Staging Materials, Annual Flowers in pots in Front & Backyard

**Schools**  
 Elementary ..... Mary Blair  
 Middle/Jr. .... Conrad Ball  
 High School Mountain View  
 District ... Thompson R2-J

**Special Features & Updates:** New High Efficiency Furnace and Air Conditioner- HVAC Ducts recently Cleaned- New Carpet- New Vinyl Plank Flooring- Fresh Coat of Interior Paint- Newer Roof (2015)- Insulated Garage Door- Sewer line from house to street replaced 2015- Fireplace with Gas Logs and Blower- Newer Kitchen Cabinets with Pullouts- Lawn Irrigation System- Anderson Windows- RV Parking is possible on South side of Home.



**2229 Austin Court**  
 Loveland

**\$327,000**

[www.2229Austin.thegroupinc.com](http://www.2229Austin.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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Call For More Information!

Move-In Ready!!! Awesome 3 bedroom 1 ¾ bath home with an oversized 2 car garage and potential RV parking will go fast! It features New carpet, New vinyl plank flooring, New high efficiency furnace & A/C, Newer roof (2015), Anderson windows, Updated kitchen cabinets, Newer sewer line to street(2015). Enjoy the Colorado summer nights on the covered back porch overlooking a nice sized fenced back yard. This is a must-see home, call for your private appointment today!



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