



# 1328 4th Street SE

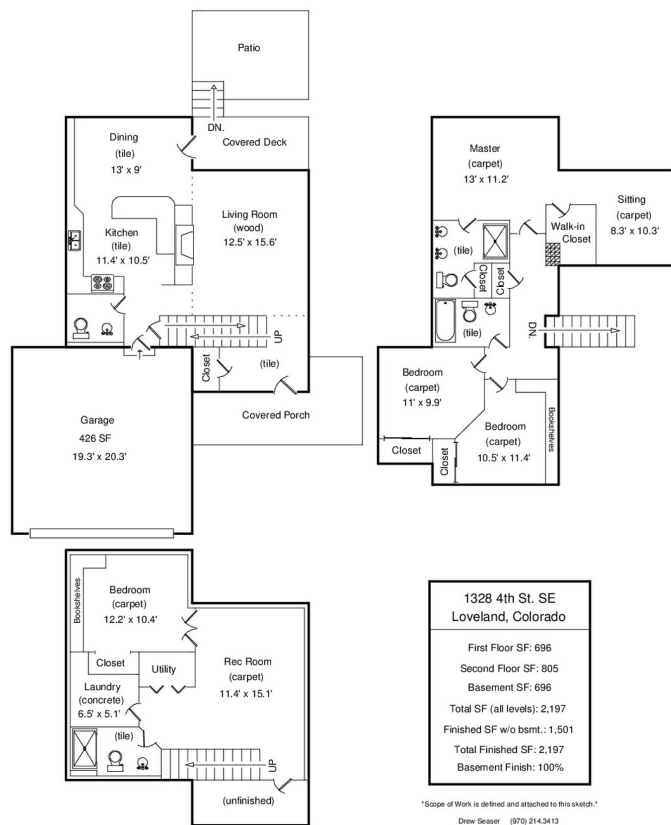
## Loveland, CO

\$350,000

Great 2-story w/finished basement across from park w/playground, tennis courts & public swimming pool, close to elementary school, sports park, Centerra shopping & restaurants! Spacious Master BR has walk-in closet & addl 10 x 8 flex room, great for office or exercise area! Vaulted entry, living rm w/fireplace & beautiful hardwood floor. Kitchen has abundant cabinets & counter space w/great light looking into peaceful fenced backyard that backs to green belt, covered deck. Well maintained home!  
Showings after 10 am. New furnace, A/C & tankless water heater in 2016, exterior painted in 2016, roof inspected & minor repairs made May 2018. Seller is replacing gas range/oven, built-in microwave, dishwasher with comparable units on day of Closing. Landscaping to be cleaned up before Closing. Quick possession, Seller would like to Close end of June. 14 mo. Gold Home Warranty.



MLS #851690



**GENERAL INFORMATION**

Living Room	16 x 13
Dining Room	13 x 09
Kitchen	11 x 11
Laundry Room	07 x 05
Master Bedroom	13 x 11
Bedroom 2	11 x 11
Bedroom 3	11 x 10
Bedroom 4	12 x 10
Loft	10 x 08
Garage	2 car attached 426sf
Lot Size	7,103 sq ft
Approx Acres	0.16
Electric	City of Loveland
Water	City of Loveland
Gas	Xcel
Taxes/Yr	\$1,389/17
Bedrooms	4
Bathrooms	4
Subdivision	Arbor Meadows
Style	2 Story
Heating	Forced Air
Cooling	Central Air, Ceiling Fan

**INCLUSIONS**

Window coverings, gas range/oven, dishwasher, refrigerator, microwave, garage door openers (2), disposal, built-in shelving in garage, shelving in bsmt storage room. \*Seller is replacing range/oven, built-in microwave, dishwasher w/ comparable units day of closing

**SCHOOLS**

Elementary	Winona
Middle/Jr.	Conrad Ball
High School	Mountain View
District	Thompson R2-J

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).



Marketed by:  
**Cathy Vance**  
Broker Associate/Partner  
970-231-0234 Cell  
970-679-1554 Direct  
(970) 613-0700 Office  
cvance@thegroupinc.com  
[www.CathyVance.com](http://www.CathyVance.com)

