



*Wonderful Ranch Home!*



**6802 Saint Thomas Drive**  
Fort Collins



**Offered at**  
**\$400,000**

*Joanne DeLeon*

Broker Associate / Partner (970) 691-2501  
(970) 229-0700 office | [jdeleon@thegroupinc.com](mailto:jdeleon@thegroupinc.com) | [www.joannedeleon.com](http://www.joannedeleon.com)



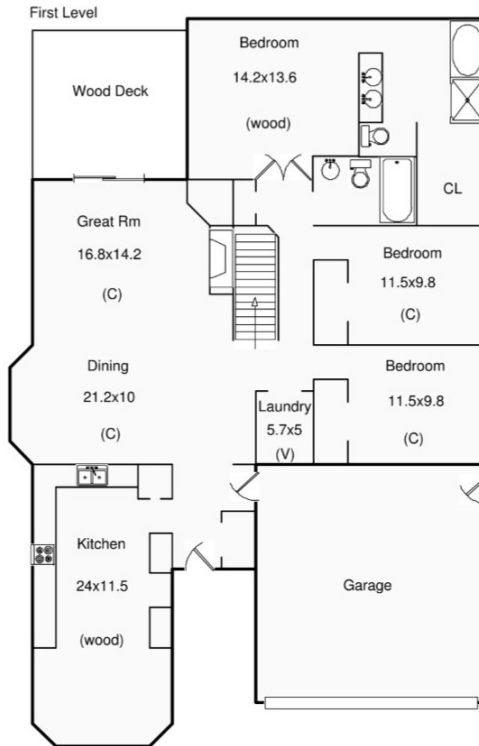
Lot Size ..... 6,098  
 Approx Acres ..... 0.14  
 Electric ..... City of Fort Collins  
 Water ..... FTC/LVLD Water District  
 Gas ..... Xcel Energy  
 Taxes/Yr ..... \$1,822/17  
 Bedrooms ..... 3  
 Bathrooms ..... 2  
 Subdivision ..... Stanton Creek  
 HOA ..... \$116.00/Quarter  
 Year Built ..... 1999  
 Style ..... Ranch  
 Construction ..... Wood/Frame,  
 ..... Brick/Brick Veneer  
 Floors ..... Wood, Carpet  
 Heating ..... Forced Air  
 Cooling ..... Central Air Conditioning

**Inclusions**

Window Coverings, Electric Range/Oven,  
 Dishwasher, Refrigerator, Freezer,  
 Microwave, Clothes Washer and Dryer,  
 Surround Sound Speakers/Tuner

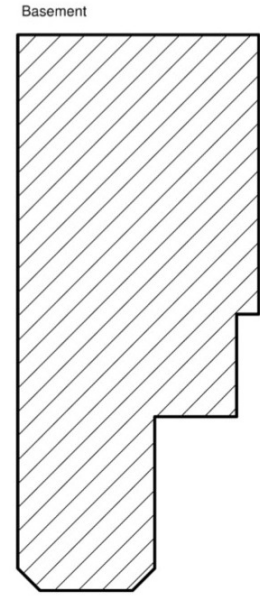
**Schools**

Elementary ..... Cottonwood Plains  
 Middle/Jr. .... Lucile Erwin  
 High School ..... Loveland  
 District ..... Thompson R2-j



Total SF: 2627  
 Total Finished SF: 1731  
 Finished w/o Basement: 1731  
 Basement SF: 896  
 Basement Finished: 0%

\*Scope of work is defined and included with this sketch



*South East Ft. Collins Location!*

3 beds, 2 baths, 2 car garage ranch home, corner lot w/sunrise & sunset views!  
 Brand new carpet (5-2018), custom paints, surround sound, hardwood in  
 foyer, kitchen & master bed. Since current owner new corian counters in  
 kitchen, new driveway (2016), new exterior paint, fans in bedrooms & great  
 room, new appliances, new lights in bathrooms, new window coverings in  
 master bed & main bath, office wallpaper, fence re-painted (2017), wheelchair  
 ramp out front, French door & Trex deck out back & raised garden beds.

