

www.1135Lawrence.TheGroupInc.com

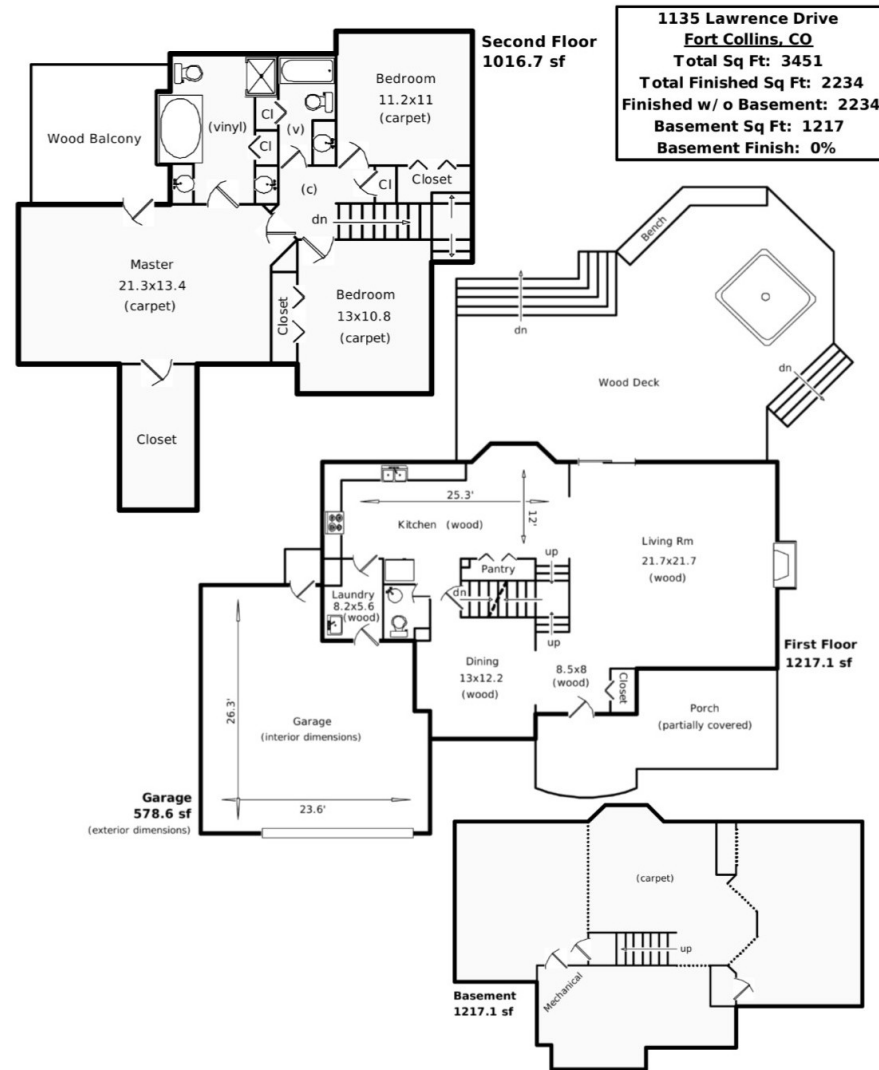
Lot Size ..... 17,899  
 Approx Acres ..... 0.41  
 Electric ..... Xcel Energy  
 Water ..... City of Fort Collins  
 Gas ..... Xcel Energy  
 Taxes/Yr ..... \$3,684/17  
 Bedrooms ..... 3  
 Bathrooms ..... 3  
 Subdivision ..... Solar Ridge  
 HOA ..... \$75/Year  
 Year Built ..... 1996  
 Style ..... 2-Story  
 Construction ..... Wood/Frame, Stone  
 Floors ..... Wood, Carpet  
 Heating ..... Forced Air  
 Cooling ..... Central A/C

**Inclusions**

Window Coverings, Gas Range/Oven,  
 Dishwasher, Refrigerator, Microwave,  
 Clothes Washer and Dryer

**Schools**

Elementary ..... Irish  
 Middle/Jr. .... Lincoln  
 High School ..... Poudre  
 District ..... Poudre



Information herein deemed reliable but not guaranteed. Distance and measurements are approximate and subject to correction. See our listings at www.thegroupinc.com. June 11, 2018



*Popular Solar Ridge Subdivision!*



**1135 Lawrence Drive  
 Fort Collins**



**Offered at  
 \$595,000**

*Joanne DeLeon*

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*Rare Find on .41 Acre Lot!*

2 story with 2 decks (one off master bedroom and one off living room) all on a 17,899 square foot lot. Apple trees, raised garden beds w/drip systems, flower gardens and a large shed w/windows! 3 bedrooms, 3 baths, 2 car oversized garage (heated - 220 electric). Living room 22 x 22 w/stack stone fireplace, windows galore and foothill views. Wood floors with custom décor inlay in foyer, new custom banister, custom lighting and fans, high end stainless appliances 2014 - including Bosch dishwasher, dual heating and air up 2014, down 2017. Master bedroom w/sitting area, 5 piece bath, walk-in closet and private balcony! Roof over living room 2014, new gutters. Unfinished basement with possible walk-out, high ceilings.

