

2005 Vancorum Circle
Loveland, Colorado

\$640,000

Two Bedrooms + Office • Two Bathrooms • Three Car Garage



Better interest rates available!

Stunning main-level living home located in Loveland's premier Meadowbrook Ridge neighborhood!

This home offers no metro tax, a low HOA fee and close proximity to Mehaffey Park + only 27 miles to Estes Park/Rocky Mountain National Park via the beautiful Big Thompson Canyon.

More online



Scan QR Code for more information.



Beautiful home

in the highly desirable Meadowbrook Ridge neighborhood!





Home Exterior

Beautifully landscaped corner lot

Trex-deck wired for hot tub with
outdoor blinds

Beautiful stone patio

Updated exterior paint



Home Interior

Main level living: master bedroom,
office, bathroom & laundry

Knotty alder trim, baseboards,
cabinets & doors throughout

Primary suite has en-suite bathroom
with large walk-in closet, double vanity
& knotty alder cabinets

Soft close cabinets and drawers throughout

Lever-style door handles throughout

Hunter douglas "up-down" blinds

Active radon mitigation system

Vaulted ceilings on main level

Full unfinished partial-daylight
(garden-level) basement with
9' foundation walls







Kitchen

Granite counters

Stainless steel appliances

Eat-in kitchen & bar

Under cabinet lighting

Open layout

Tunnel skylight

Knotty alder cabinets

Soft close cabinets & drawers





Neighborhood

No Metro Tax & Low HOA Fees

Quiet community with minimal traffic
& no through streets

HOA maintained playground across the street

HOA maintained grassy areas with trees

Close proximity to City of Loveland's Mehaffey Park,
a 64-acre park with multiple amenities

Easy access to the City of Loveland bike path,
Meadowbrook Ridge Natural Area,
as well as Rocky Mountain National Park, via Hwy 34

This quiet community has no through streets, HOA maintained common areas & a small playground across the street + it's only one block away from 64-acre Mehaffey Park, the crown-jewel of the Loveland Parks and Rec Department

DETAILS

Built in 2015

Forced Air Heating

Central A/C

Whole-House Humidifier

Active Radon Mitigation System

8/31/2022

Sole Realty Services

Scope of Work is on our website

www.solerealty.com

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UTILITY INFORMATION

Water: City of Loveland

Sewer: City of Loveland

Electric: City of Loveland

Natural Gas: Xcel Energy

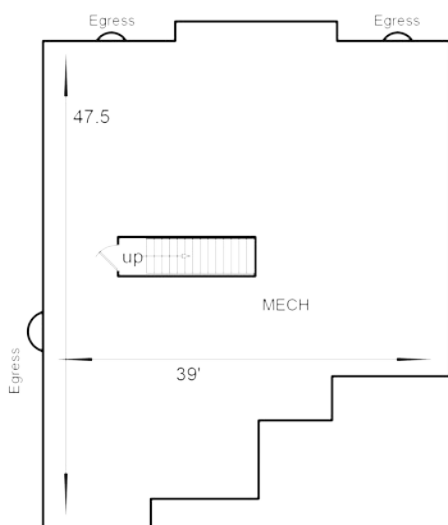
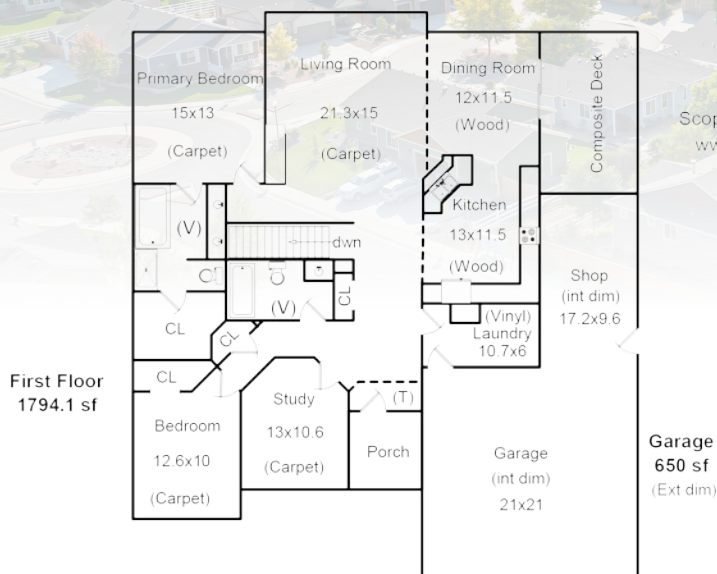
Trash: City of Loveland

Internet: Seller used Xfinity

TV: Seller used Xfinity

Phone: Seller used Verizon

*City of Loveland's high-speed fiber-optic service (Pulse Broadband) is available



2005 Vancorum Cir Loveland CO	
Total SqFt:	3588
Total Finished SqFt:	1794
Finished Without Basement:	1794
Basement SqFt:	1794
Basement Finish:	0%

HOA

Meadowbrook Ridge

\$150/Quarterly

meadowbrookridge.hoaspace.com

Docs are available at sallteam.com

TAXES

\$2,716 (2021)

SCHOOLS

Thompson School District R-2J

Ponderosa Elementary School

Bill Reed Middle School

Loveland High School

INCLUSIONS / EXCLUSIONS

Inclusions: window blinds, curtain & rods, gas range/oven, dishwasher, refrigerator, microwave, garage door opener(s), 2 garage door remotes, disposal, smoke alarm(s), radon mitigation system

Exclusions: seller's personal property

*Jacuzzi hot tub is negotiable

All listing information deemed reliable but not guaranteed. Buyer responsible for conducting their own due diligence and verifying all information.

For lending options, visit

WWW.SALLTEAM.COM/FINANCING



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