

725 N Jefferson Ave
Loveland, Colorado

\$518,500

Main Level Unit + Upper Level Unit



You'll love the look & feel of this charming urban farmhouse
in the heart of downtown Loveland!

No HOA or Metro Tax!

More online



Scan QR Code for more information.



Income Opportunity



This single-family home splits into two separate units for incredible income opportunity!

Each unit has its own entrance, kitchen, bathroom, laundry & mailing address!

The DT Zoning for this property offers endless opportunities!





Exterior

Enjoy a fully fenced-in yard with an outdoor shed/chicken coop & fenced-in area for chickens.

You'll love the beautiful yard and the mature trees, which offer plenty of shade!

Both the upper & main levels have their own access to the backyard.

Add a garage with alley access + add another unit above the garage!





Main-Level Unit

The main-level unit is spacious with plenty of natural light, flat-texture walls, & charming farmhouse-style fixtures.

The kitchen features exposed upper wood shelving, a farmhouse sink, SS appliances + a vintage refrigerator.

The space under the stairs makes for great storage or a fun play area for the kids!

The bedroom affords an ensuite bath with gorgeous hexagon tile floors, shiplap walls, a pedestal sink + a CLAWFOOT tub/shower.

Full-sized laundry & a drop zone are located in the back entry.





Upper-Level Unit

The upper-level unit enjoys its own private entrance where you'll find beautiful flat textured walls, vaulted ceilings with exposed beams, industrial lighting & herringbone LVP flooring throughout.

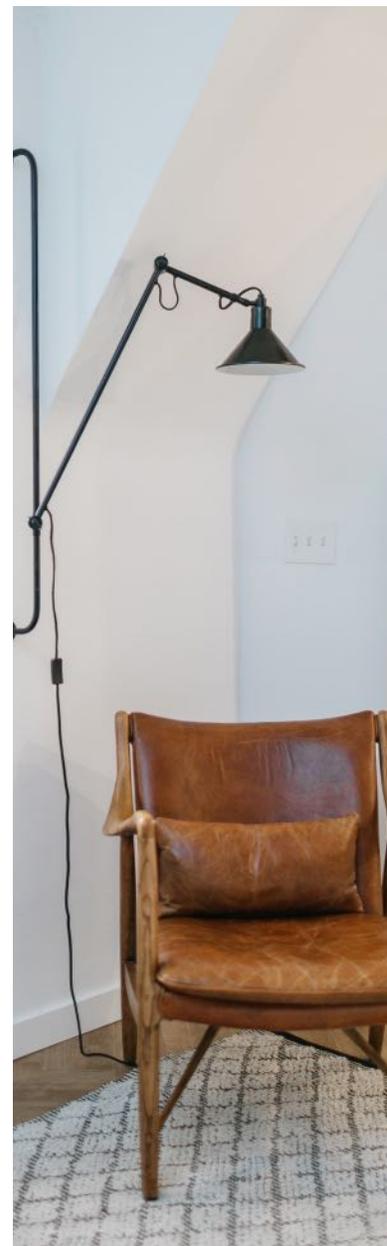
The kitchen features butcher block countertops, SS appliances & an under-mount sink.

The bathroom includes industrial farmhouse-style fixtures & a tub/shower with beautiful tile.

Enjoy the full-sized laundry with upper cabinet storage + sliding doors to hide it away.

The living area is full of natural light & flows perfectly into the dining area.

The bedroom has the charming barn-shape style ceilings with a large closet.

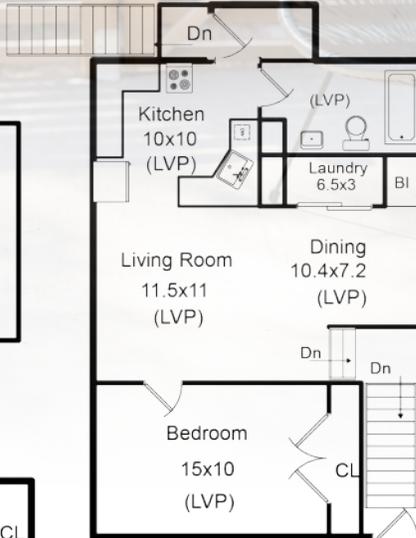




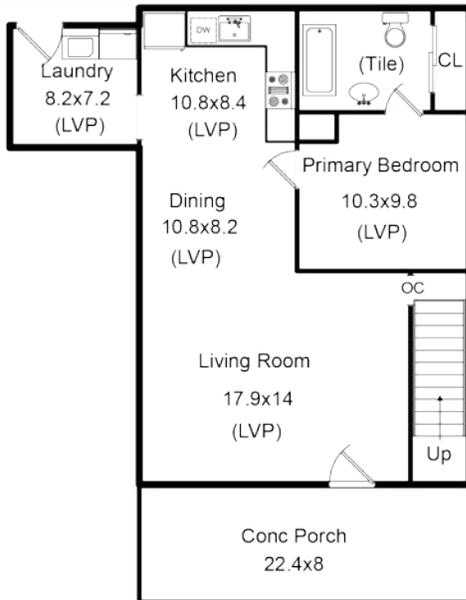
725 N. Jefferson Ave. Loveland

Total Sq Ft: 1918
Total Finished Sq Ft: 1552
Finished w/o Basement: 1552
Basement Sq Ft: 366
Basement Finished %: 0%

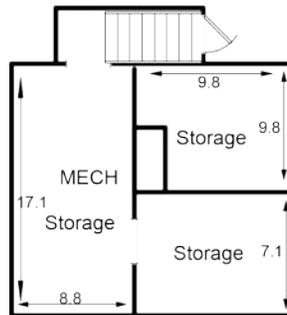
Upper Level
752.7sf



Main Level
798.8sf



Unfinished BSMT
366.3sf



Date: 10/17/22
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Scope of Work is on our website
Website: www.solerealty.com

DETAILS

Built in 1906
Dual Forced Air Heating
Central A/C
DT Zoning

UTILITIES

Water: City of Loveland
Sewer: City of Loveland
Electric: City of Loveland
Trash: City of Loveland
Natural Gas: Xcel Energy
Internet: Seller used Xfinity

TAXES

\$1,873 (2021)
No Metro Tax

SCHOOLS

Thompson R2-J School District
Truscott Elementary
Bill Reed Middle School
Mountain View High School

**INCLUSIONS /
EXCLUSIONS**

Inclusions:

UPPER UNIT:

refrigerator, washer, dryer,
electric range/oven, dishwasher,
smoke alarm(s)

LOWER UNIT:

refrigerator, gas range/oven,
washer, dryer, dishwasher,
smoke alarm(s)

Exclusions:

seller's personal property

*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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