

1909 66th Ave

Greeley, Colorado

\$435,000

Three Bedrooms • Three Bathrooms
Two Car Attached Garage • Unfinished Basement



Enjoy maintenance-free living in this main-level living detached patio home.
Low HOA Fees & No Metro Taxing District



More online



Scan or visit [sallteam.com](https://www.sallteam.com) for all of the details, a video tour, a floor plan and more!

The warm & inviting living area

has vaulted ceilings, a natural gas fireplace and offers plenty of natural light with beautiful hardwood floors that were just refinished.





The spacious kitchen has plenty of cabinet & counter space as well as a storage pantry + access to the covered back patio to enjoy your morning coffee while you

listen to the sounds of nature.



THE SALL TEAM ADVANTAGE



Buying



Selling

Take in the beautiful trees, bushes & wide variety of birds from your serene covered back patio that backs to a wooded ditch.

DETAILS

Built in 2005
Forced Air Heating
Central A/C

UTILITIES

Potable Water: City of Greeley
Lawn Irrigation: HOA
Sewer: City of Greeley
Electric: Xcel Energy
Natural Gas: Atmos Energy
Trash: HOA
Internet: Seller used Xfinity
TV: Seller used Xfinity

HOA

Monthly Dues: \$200
Includes: common amenities, trash, snow removal, lawn care, management, common utilities

Brasskey Property Management

(970) 224-9134
brasskey.kate@gmail.com
www.brasskey.biz

TAXES

\$1,308 (2022)
Senior Tax Exemption
No Metro Tax

SCHOOLS

School District
Greeley School District 6
High School
Greeley Central High School
8th Grade (2023-2024)
Heath Middle School

Middle/Jr. (through 7th Grade 2023-2024)
Tointon Academy of Pre-Engineering

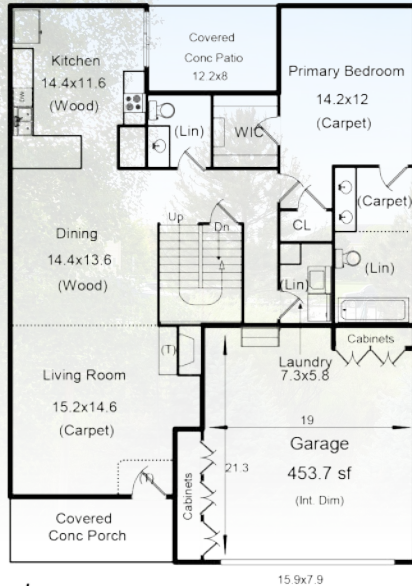
Elementary

Tointon Academy of Pre-Engineering

INCLUSIONS / EXCLUSIONS

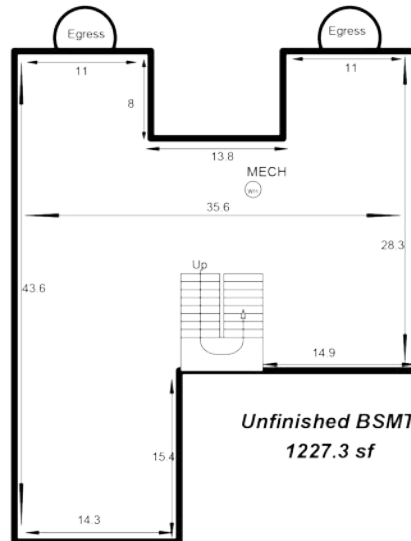
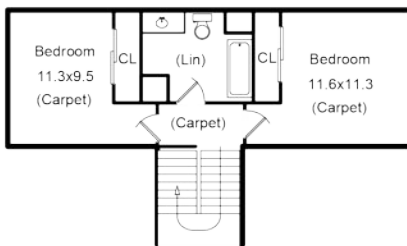
Inclusions: window blinds, window curtains, window rods, electric range/oven, self-cleaning oven, dishwasher, refrigerator, clothes washer, clothes dryer, microwave, garage door opener, one garage door remote, disposal, smoke alarm(s), awnings on back windows

Exclusions: seller's personal property, staging props



Main Level
1251.1 sf

Upper Level
532.7 sf



Unfinished BSMT
1227.3 sf

1909 66th Ave. Greeley

1-Total Sq Ft:	3011
2-Total Finished Sq Ft:	1784
3-Finished w/o Basement:	1784
4-Basement Sq Ft:	1227
5-Basement Finished %:	0%

Date: 5/1/23
Copyright: Brett Sall C3
Scope of Work is on our website
Website: www.solerealty.com

Financing Options



Scan or visit sallteam.com/financing

New Financing/Lending
Cash, Conventional, FHA,
VA, 1031 Exchange



Brett and Brittany Sall
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C3 Real Estate Solutions
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www.sallteam.com

Homes & the People in Them