

4008 Mallard Avenue

EVANS, COLORADO 80620



NO HOA & NO METRO DISTRICT

This ranch-style home has been recently remodeled and is move-in ready with quick possession available.

Includes a One-Year Home Warranty!



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WELCOME TO 4008 MALLARD AVENUE *Evans, Colorado!*

Inside, you will find a completely updated home with lovely colors and finishes throughout, including new interior paint, trim, hardware, and fixtures.

Featuring brand-new luxury vinyl plank flooring in the kitchen, living room, hallway, and bathroom plus brand-new carpet in the bedrooms.

The kitchen is stunning and features new stainless steel appliances, soft-close custom cabinets and drawers, quartz countertops, and a beautiful backsplash.

You'll love the bathroom's new shower+tub combo, tile, and vanity.

The west-facing exterior features new front-yard landscaping, new front windows, newly replaced front steps, a handsome new front door, freshly painted shutters, and new matte black light fixtures to match.

The large backyard already comes with a privacy fence and is a blank slate ready for your personal touch! This home offers a wonderful location and is conveniently located near many shopping and dining options.

FEATURES:

- NO HOA & NO METRO DISTRICT
- Includes a one-year home warranty
- New luxury vinyl plank flooring
- Stainless steel appliances, soft-close custom cabinets and drawers in kitchen
- Large unfinished walkout basement
- Built-in shelving and storage in garage



DETAILS

Built in 2001
Forced Air
Central Air Conditioning
1-Year Home Warranty

UTILITIES

Water: City of Evans
Sewer/Storm: City of Evans
Electric: Xcel Energy
Natural Gas: Atmos Energy
Trash/Recycling: City of Evans

TAXES

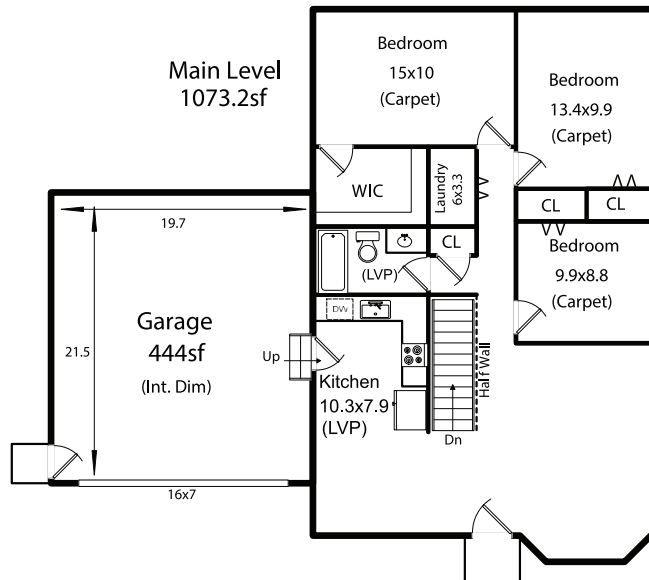
\$2,218 (based on 2023 NOV)

SCHOOLS

Weld School District-6
Dos Rios Elementary School
Brentwood Middle School
Greeley West High School

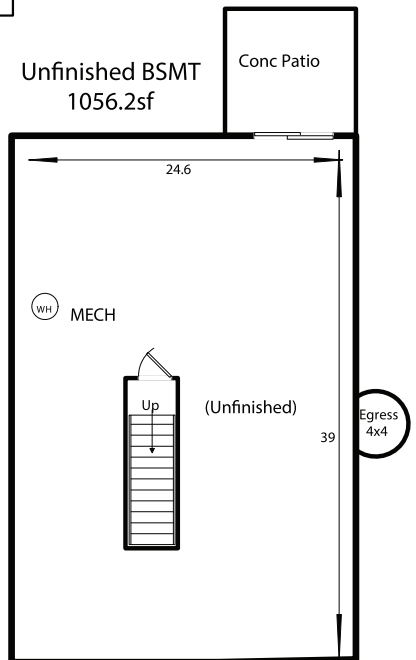
INCLUSIONS / EXCLUSIONS

Inclusions: electric range/oven,
dishwasher, refrigerator, microwave,
garbage disposal, garage door opener
Exclusions: seller's personal property,
staging props



4008 Mallard Ave. Evans

1-Total Sq Ft:	2129
2-Total Finished Sq Ft:	1073
3-Finished w/o Basement:	1073
4-Basement Sq Ft:	1056
5-Basement Finished %:	0%



Financing Options:

Cash, Conventional, FHA & VA



Scan for a list of recommended lenders.



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