

3346 Sedgwick Circle  
*Loveland, Colorado*

Five Bedrooms • Four Bathrooms • Three Car Garage



This captivating home is located in the highly sought-after Hunters Run subdivision in Northwest Loveland, which features a beautiful NEIGHBORHOOD POOL & PARK

NO METRO DISTRICT TAXES & LOW HOA FEES



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# *The heart of the home offers abundant natural light*

and is adorned with a living area that opens to a large kitchen with granite countertops, high-end stainless steel appliances, plenty of cabinet space, & a pantry.

As you step inside, you'll be greeted by a thoughtful floor plan, including a main-level office that could function as a formal dining room.

The layout also includes main-level laundry & a main-level guest bedroom, allowing privacy & comfort for your visitors.





*The spacious upper-level primary bedroom features an enormous walk-in closet*

and a 5-piece ensuite bathroom with a large double vanity & a soaker tub.

The BONUS LOFT can be used as a play area, extra living space, or a second home office.

The basement provides another bedroom & bathroom + additional space that can be customized to meet your needs – whether it's for a family room, game room, home theater, or extra storage, the possibilities are endless.



*Meticulously landscaped*

The lot backs to a greenbelt, a walking path & beautiful foothills views + the backyard has a lovely Koi Pond, a garden shed, & a generous outdoor space, perfect for relaxing or hosting gatherings.

# Conveniently located

The location couldn't be more ideal as this home is perfectly situated in a friendly community with top-notch attractions nearby. Outdoor enthusiasts will appreciate the proximity to the city bike bath & Loveland's premier 64-acre Mehaffey Park + enjoy easy access to Fort Collins, Estes Park & Rocky Mountain National Park.

## DETAILS

Year Built: 2005  
Forced Air Heating  
Central A/C

Active Radon Mitigation System

## UTILITIES

Water: City of Loveland  
Sewer: City of Loveland  
Electric: City of Loveland  
Natural Gas: Xcel Energy  
Trash/Recycling: City of Loveland  
Internet: Seller used Pulse  
(City of Loveland)

## HOA

Hunters Run  
Dues: \$650 Annually  
Kellison.cincwebaxis.com  
www.kellisoncorp.com  
970-494-0609

## TAXES

\$2,959 (2023)  
No metro tax!

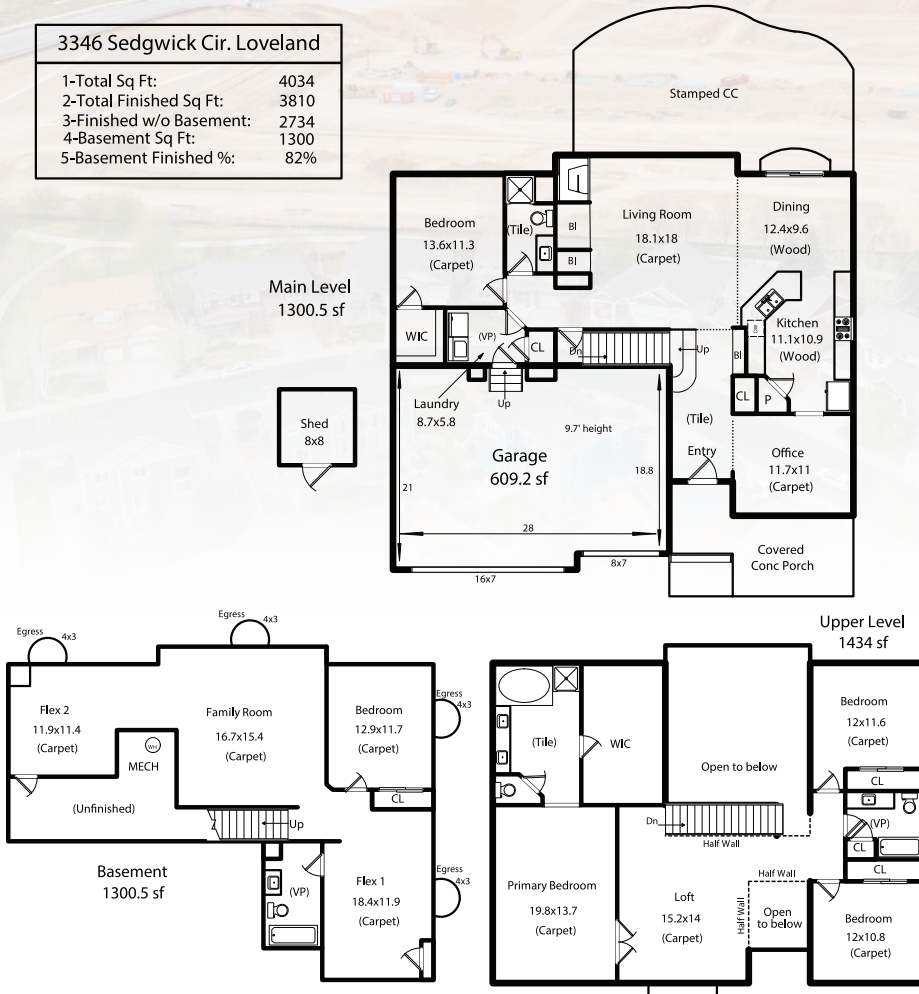
## SCHOOLS

Thompson R2-j School District  
Ponderosa Elementary School  
Lucille Erwin Middle School  
Loveland High School

## INCLUSIONS / EXCLUSIONS

Inclusions: window blinds, gas range/oven, dishwasher, refrigerator, microwave, security system (owned), garage door opener, disposal, smoke alarms, safe in the primary closet, humidifier, stand-up freezer in basement  
Exclusions: seller's personal property & staging props

3346 Sedgwick Cir. Loveland	
1-Total Sq Ft:	4034
2-Total Finished Sq Ft:	3810
3-Finished w/o Basement:	2734
4-Basement Sq Ft:	1300
5-Basement Finished %:	82%



Financing Options: Cash, Conventional, FHA & VA



Scan or visit [sallteam.com/financing](https://sallteam.com/financing)



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