

7259 INDIGO RUN ST  
WELLINGTON, CO 80549  
\$337,000



SCAN CODE  
or visit  
[SALLTEAM.COM](http://SALLTEAM.COM)  
for more info!

*Move-in ready home,  
perfect for a first time home buyer or investor!*

JUST MINUTES TO THE CHARMING TOWN OF WELLINGTON & THE CITY OF  
FORT COLLINS + EASY ACCESS TO I-25 FOR COMMUTERS.

NO METRO TAX!

3 BED / 3 BATH



[WWW.SALLTEAM.COM](http://WWW.SALLTEAM.COM)

BRETT & BRITTANY SALL

BROKER ASSOCIATES

(970) 795-2848

[INFO@SALLTEAM.COM](mailto:INFO@SALLTEAM.COM)

THE FUNCTIONAL FLOOR PLAN IS OPEN AND CHEERFUL,  
*with very spacious bedrooms.*



*The master bedroom features*  
A DUAL SINK VANITY AND EXTRA LARGE CLOSET!



A THREE CAR TANDEM GARAGE  
ALLOWS FOR PLENTY OF  
PARKING & STORAGE + THE  
UNFINISHED BASEMENT

*allows for even  
more room to grow!*

# Details

Built in 2014  
Forced Air Heating  
Central A/C

## UTILITY INFORMATION

Water: Town of Wellington  
Sewer: Town of Wellington  
Electric: Xcel Energy  
Natural Gas: Black Hills Energy / Natural Gas  
Trash: Gallegos Sanitation (included with HOA Fee)  
Internet: Seller used TDS  
TV: Seller used "Over the Air"

## LOCATION INFORMATION

Park Meadows HOA  
HOA Fees: \$90 / Quarter  
No Metro Tax!

## TAXES

\$2,380 (2019)  
No Metro Tax!

## POUDRE SCHOOL DISTRICT

Eyestone Elementary School  
Wellington Middle School  
Poudre High School

# Inclusions

Window Blinds, Stove/Oven, Refrigerator, Dishwasher, Garbage Disposal, Clothes Washer & Dryer, Microwave, 2 Garage Door Remotes

# Exclusions

Seller's Personal Property, Staging Props, Window Curtains & Window Rods

Buyer to verify taxes, schools and measurements.

# Visit

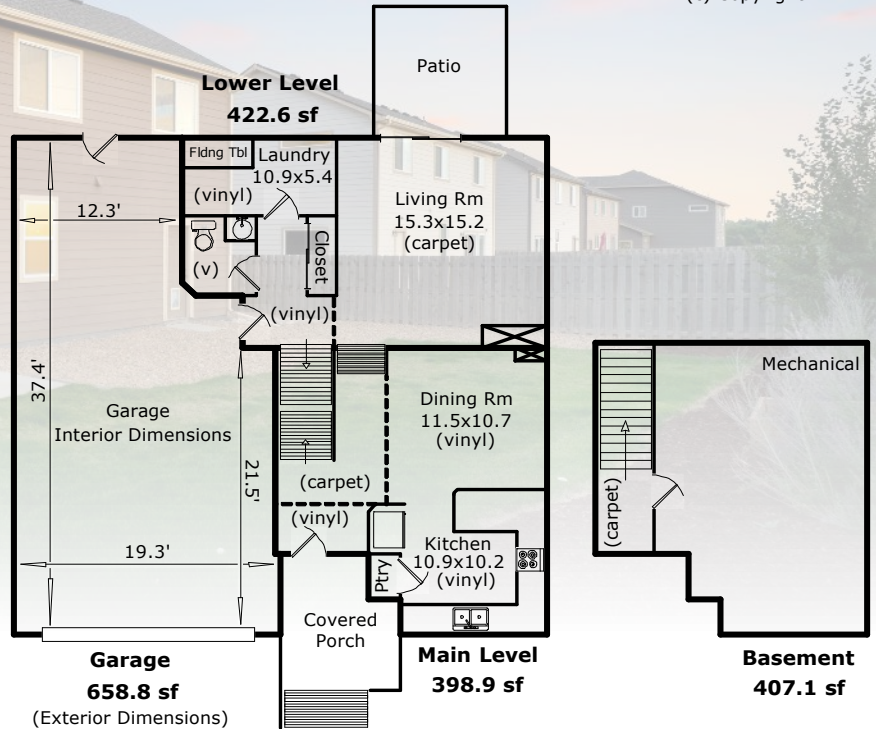
[WWW.SALLTEAM.COM/FINANCING](http://WWW.SALLTEAM.COM/FINANCING)

for lending options

THE NEIGHBORHOOD PARK IS IDEALLY SITUATED

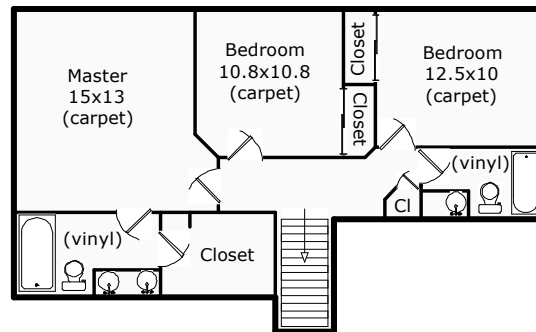
just down the street for fun in the sun!

Scope of Work is on our website  
[www.appraisaldimensions.com](http://www.appraisaldimensions.com)  
08/24/2020  
(c) Copyright



## Upper Level

801.7 sf



**7259 Indigo Run St.**  
**Wellington, CO**  
**Total Sq Ft: 2030**  
**Total Finished Sq Ft: 1623**  
**Finished w/out bsmnt: 1623**  
**Basement Sq Ft: 407**  
**Basement Finish: 0%**

ENJOY EASY ACCESS TO I-25

to get to all of Nolo or Cheyenne!



BRETT & BRITTANY SALL  
BROKER ASSOCIATES  
(970) 795-2848 | [INFO@SALLTEAM.COM](mailto:INFO@SALLTEAM.COM)

[WWW.SALLTEAM.COM](http://WWW.SALLTEAM.COM)



Real Estate SOLUTIONS™



© 2020 C3 REAL ESTATE SOLUTIONS, LLC INFORMATION IS DEEMED RELIABLE, BUT NOT GUARANTEED.

