

390 SAGEWOOD DR  
LOVELAND, CO 80538  
\$350,000



*Perfect proximity to both Loveland & Fort Collins.*

NO WEEKEND PROJECTS NEEDED WITH THIS MOVE-IN READY HOME!

3 BED / 4 BATH



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

BRETT & BRITTANY SALL

BROKER ASSOCIATES

(970) 795-2848

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

*Featuring beautifully updated hard surface flooring throughout the main level.*

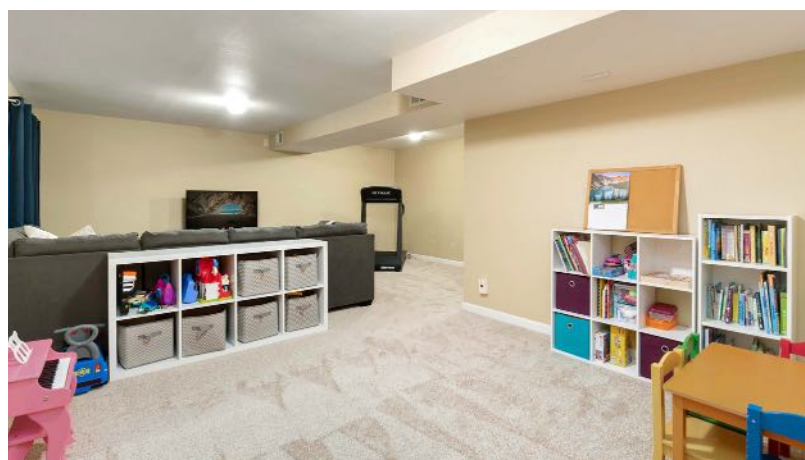
**BRAND NEW CARPET UPSTAIRS AND DOWNSTAIRS, & FRESH INTERIOR PAINT.**



**YOU'LL LOVE THE OPEN FLOOR PLAN OF THIS TWO STORY HOME**

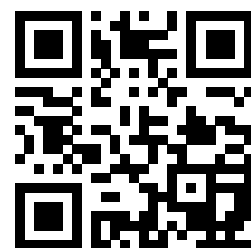
*which offers three bedrooms upstairs.*

**INCLUDING AN ENSUITE MASTER BATHROOM & WALK-IN CLOSET.**



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for full details

(Hint: Scan this QR code using the camera app on your phone)



# Features

- New Roof (Scheduled)
- Brand New Carpet
- Engineered Bamboo Hardwoods
- Updated Interior Paint
- Finished Basement
- Wired for Surround Sound
- Active Radon Mitigation
- Fenced in Backyard
- Deck + Pergola
- Smart Home Features for:
  - Irrigation System
  - Garage Door
  - Front Porch Light

# Details

- Finished Basement
- 2 Car Attached Garage
- Built in 1994
- Forced Air Heating

## NEIGHBORHOOD

Sugarloaf Estates Master HOA  
\$205/Year HOA Fee

## TAXES

\$1,521 (2018)  
No Metro Tax

## THOMPSON R2-J SCHOOL

## DISTRICT

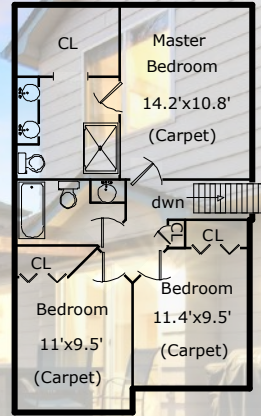
- Monroe Elementary
- Conrad Ball Middle
- Mountain View High

# Inclusions

WINDOW COVERINGS (BLINDS, CURTAINS, RODS), ELECTRIC RANGE/OVEN, DISHWASHER, REFRIGERATOR, MICROWAVE, SECTIONAL IN BASEMENT, "RACHIO" SMART CONTROLLER FOR SPRINKLERS, SMART CHAMBERLAIN MYQ GARAGE DOOR OPENER, SMART SWITCH FOR FRONT PORCH LIGHT, SATELLITE DISH (OWNED)

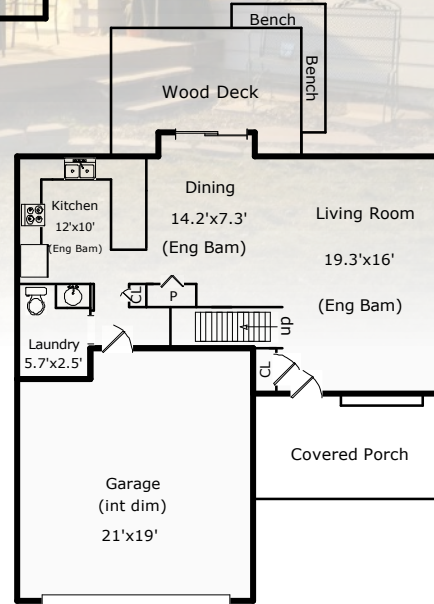
# Exclusions

SELLER'S PERSONAL PROPERTY, CLOTHES WASHER/DRYER, WORKBENCH & FREEZER IN GARAGE

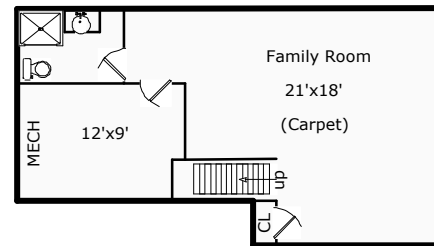


**390 Sagewood Dr  
Loveland, CO**

**Total Sq Ft: 2026**  
**Total Finished Sq Ft: 1888**  
**Finished W/out Basement: 1370**  
**Basement Sq Ft: 656**  
**Basement Finish: 79%**



**Garage**  
**415.9 sf**  
(ext dim)



1/21/2020  
Scope of Work is on our website  
www.appraisaldimensions.com  
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for lending options



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