

3510 PINECLIFFE AVE  
LOVELAND, CO 80538  
\$639,000



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

*This gorgeous walkout ranch home*

OFFERS ELEGANT & WARM CRAFTSMANSHIP THROUGHOUT!  
WITH OVER 4,300 FINISHED SF – IT PROVIDES PLENTY  
OF LIVING SPACE & AN INCREDIBLE VALUE AT ONLY \$148/SF!

4 BED / 5 BATH  
+ LIBRARY, STUDY & THEATRE



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



*Open & inviting with thoughtfully designed spaces.*  
THIS HOME HAS THE PERFECT LAYOUT FOR AN AT-HOME WORK OR SCHOOL SETUP.



*The expansive deck & walkout patio  
make for incredible entertaining spaces*

& THE MATURE LANDSCAPING PROVIDES A LUSH  
& PRIVATE BACKDROP TO ENJOY OUR BEAUTIFUL COLORADO EVENINGS.





## Features

BASEMENT FLOOR BUILT ON CASEMENTS WITH A SUBFLOOR & CRAWLSPACE. PROVIDES MUCH BETTER STRUCTURAL INTEGRITY FOR EXPANSIVE SOILS IN THE AREA.

2 SYSTEM FURNACE, CENTRAL A/C, & HOT WATER HEATERS

EXPANSIVE DECK ACCESSIBLE FROM MASTER SUITE & KITCHEN

EXPANSIVE PATIO OFF WALK-OUT BASEMENT  
BRAND-NEW WOOD LOOK PORCELAIN TILE FLOORING

BRAND-NEW CARPET ON THE MAIN LEVEL

4 BED / 5 BATH + LIBRARY, OFFICE, & THEATER  
(LIBRARY CAN BE AN EXTRA OFFICE OR A BEDROOM)

SOLID KNOTTY ALDER TRIM AND WOOD DOORS THROUGHOUT

HUNTER DOUGLAS TOP-DOWN BOTTOM-UP HONEYCOMB WINDOW BLINDS THROUGHOUT

13,300 SF LOT WITH BEAUTIFUL, MATURE LANDSCAPING

4 DELUXE CEILING FANS

BUILT-IN REFRIGERATOR

DOUBLE OVENS

FINISHED 3 CAR GARAGE WITH NEWER OPENERS

LARGE 300 SF STORAGE AREA

9.5' FOUNDATION WALLS IN WALKOUT BASEMENT

XFINITY SECURITY SYSTEM WITH WINDOW BREAK & DOOR ENTRY ALARMS



Have the best of both worlds with the peace & tranquility  
 OF A GOLF COURSE COMMUNITY WITH NO COSTLY HOA DUES & NO METRO TAX!

## Details

Built in 2000  
 2 System Furnace  
 2 System Central A/C  
 2 System Hot Water Heater

## UTILITY INFORMATION

Water: City of Loveland  
 Sewer: City of Loveland  
 Electric: City of Loveland  
 Natural Gas: Xcel Energy  
 Trash: City of Loveland

## LOCATION INFORMATION

Fairway West Subdivision  
 No HOA  
 No Metro Tax

## TAXES

\$3,032 (2019)  
 No Metro Tax!

## THOMPSON R2-J SCHOOL DISTRICT

Centennial Elementary School  
 Lucile Erwin IB Middle School  
 Loveland High School

## Inclusions

window blinds, gas range, double ovens,  
 refrigerator, dishwasher, microwave, disposal,  
 pond & pump, 2 garage door remotes

## Exclusions

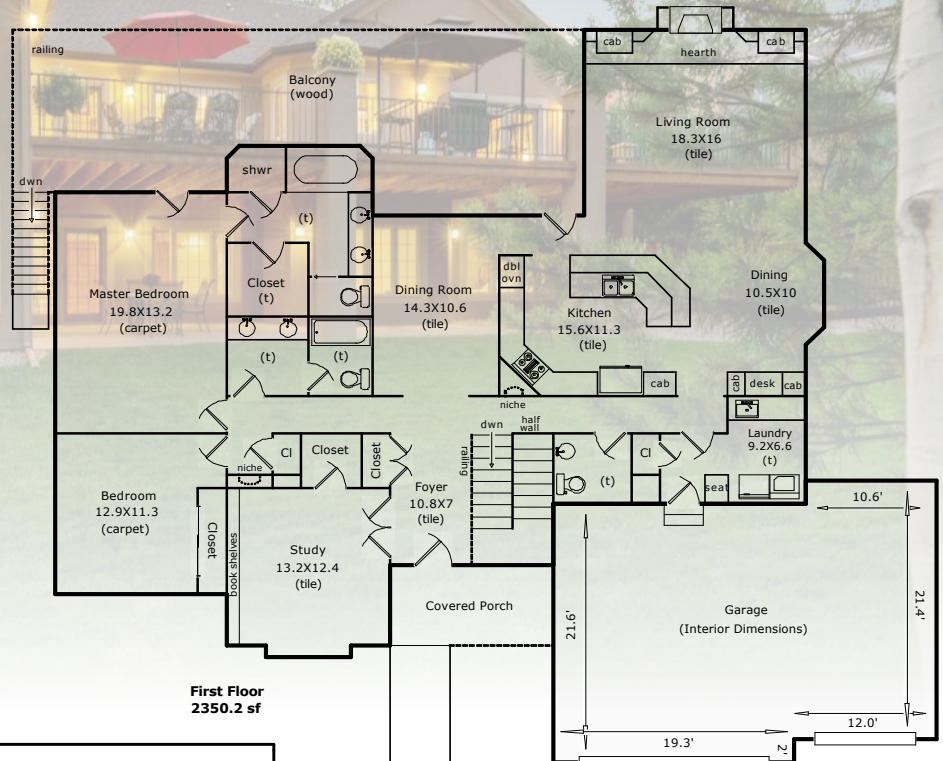
seller's personal property, fish in pond,  
 clothes washer/dryer

Buyer to verify taxes, schools and measurements.

Visit

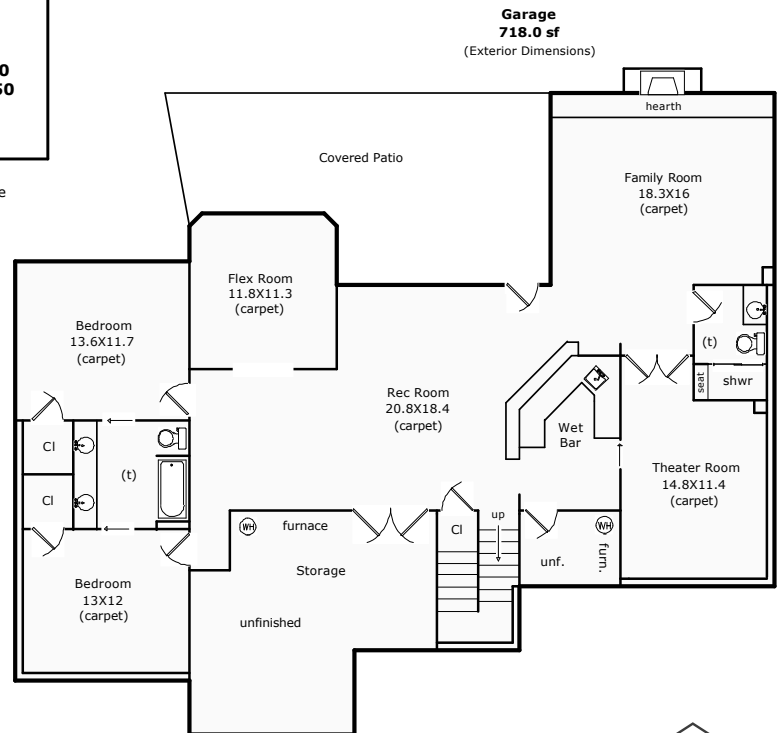
[WWW.SALLTEAM.COM/FINANCING](http://WWW.SALLTEAM.COM/FINANCING)

for lending options



**3510 Pinecliffe Ave.  
 Loveland, CO**  
**Total Sq Ft: 4682**  
**Total Finished Sq Ft: 4310**  
**Finished w/o Bsmnt.: 2350**  
**Basement Sq Ft: 2331**  
**Basement Finish: 84%**

Scope of Work is on our website  
[www.appraisaldimensions.com](http://www.appraisaldimensions.com)  
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