

1803 104th Avenue

Greeley, Colorado

Four Bedrooms + Office • Three Bathrooms • Three Car Garage



Don't miss this better than new property located in the
Promontory subdivision in West Greeley!

This meticulously maintained home is only 2 years old & has been updated
with all of the features you only wish came with new construction!



*More
online*



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pricing, a floor plan, and more!

Situated on a generous Corner Lot

This property's exterior is impressive, featuring stunning curb appeal & paint colors + a newly replaced driveway & front porch steps.



Step inside to discover

A spacious layout bathed in natural light + you'll love the built-in drop-zone benches & hooks—perfect for coats, bags & shoes.

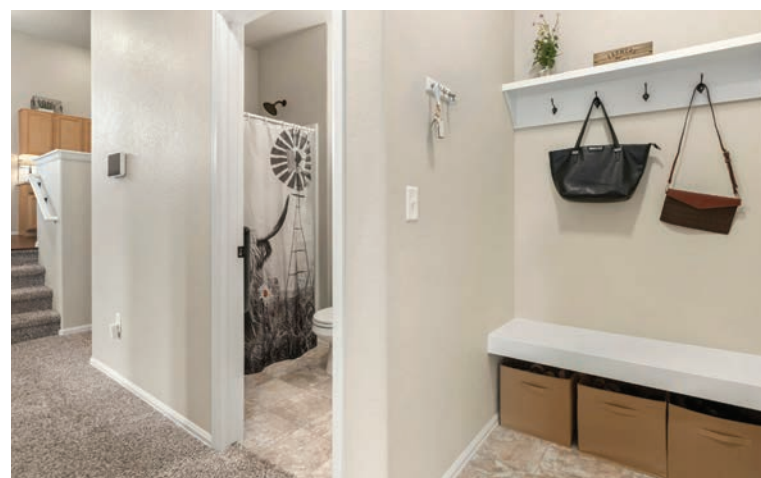
The large kitchen is a chef's delight, featuring beautiful appliances, ample counter space, a pantry, & a welcoming ambiance perfect for entertaining or preparing family meals.





Fall in love

With the spacious primary bedroom featuring a 5-piece ensuite bathroom & large walk-in closet.



Other upgrades include ceiling fans, a rain shower head, window coverings, central A/C, refrigerator, microwave, backyard landscaping, irrigation, privacy fence, garage cabinets & clothes washer & dryer.

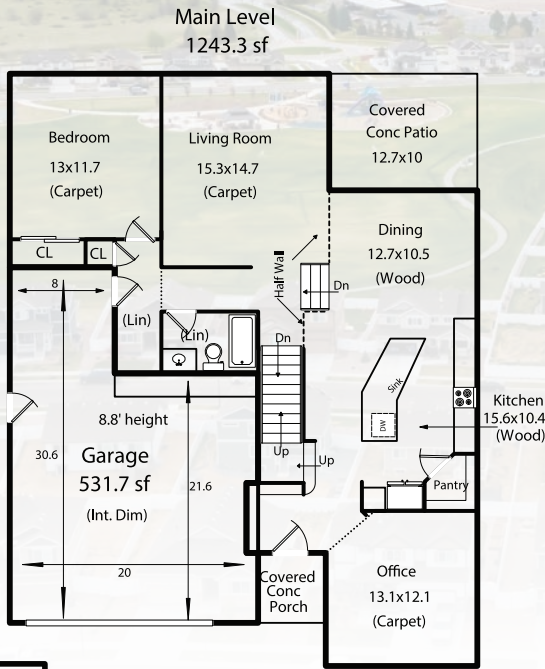


Conveniently located

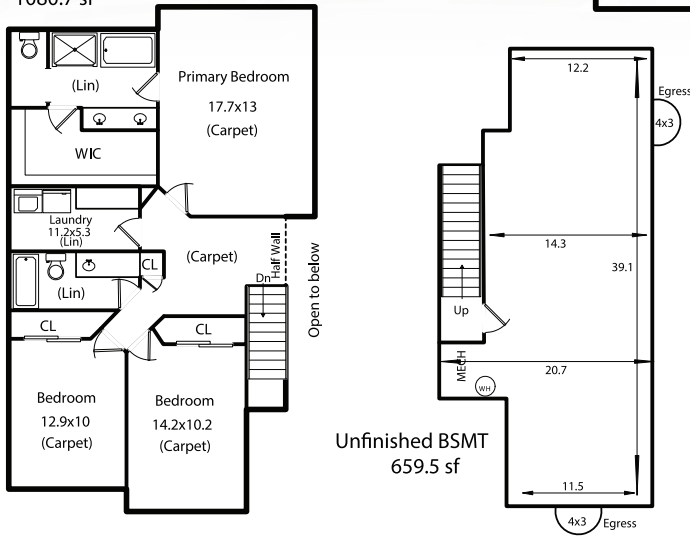
Longview Park is only a stone's throw away, offering pickleball courts, a baseball field, playgrounds, picnic areas, & expansive grassy fields.

DETAILS
 Year Built: 2022
 Forced Air Heating
 Central A/C
 Unfinished Basement

1803 104th Ave Greeley	
1-Total Sq Ft:	2984
2-Total Finished Sq Ft:	2324
3-Finished w/o Basement:	2324
4-Basement Sq Ft:	660
5-Basement Finished %:	0%



Upper Level
1080.7 sf



UTILITIES
 Water: City of Greeley
 Sewer: City of Greeley
 Electric: Poudre Valley REA
 Natural Gas: Atmos Energy
 Trash/Recycling: Mountain High Disposal
 Internet: Seller used Xfinity

HOA
 West Village at Promontory HOA
 Dues: \$350 Annually

METRO DISTRICT
 Tri-Point Residential Metro

TAXES
 \$3,839 (2023)

SCHOOLS
 Weld RE-4 School District
 Skyview Elementary School
 Severance Middle School
 Severance High School

INCLUSIONS / EXCLUSIONS

Inclusions: window blinds, curtains & rods (in bedrooms 2 & 3), electric range/oven, dishwasher, refrigerator, clothes washer, clothes dryer, microwave, security system owned, garage door opener(s), disposal, smoke alarm(s), upper cabinets in the garage.
Exclusions: garage & basement shelves, garage work benches, garage fridge, garage freezer, seller's personal property

Financing Options: Cash, Conventional, FHA & VA



Scan or visit sallteam.com/financing



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