

804 W 35th St

*Loveland, Colorado*

\$425,000 | 4 Bed + Office / 2 Bath



This move-in ready home features a large lot that  
**BACKS TO OPEN SPACE!**

Includes a One-Year First American Home Warranty.

*More online*



Scan QR Code for more information.



BRETT & BRITTANY SALL  
THE SALL TEAM  
(970) 795-2848 | INFO@SALLTEAM.COM  
WWW.SALLTEAM.COM

C3 REAL ESTATE SOLUTIONS

# *Featuring an updated kitchen*

with quartz countertops, a large island & custom-made soft-close cabinets.





The hardwood hickory flooring throughout the upper level and all of the natural light makes for

*a beautiful place to entertain*



# Perfectly Located

Close to Lake Loveland and Benson Sculpture Garden, as well as by nearby schools, Orchard Shopping Center with King Soopers, Ace Hardware, Club Loveland Gym and more!

## Details

Built in 1973  
Forced Air Heating  
Central A/C  
Brand-New Class 4 Roof

## Utility Information

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

## Location Information

Sunset Acres Subdivision  
No Metro Distric or HOA

## Taxes

\$1,998 (2020)

THOMPSON SCHOOL  
DISTRICT R-2J  
Lincoln Elementary School  
Lucile Erwin Middle School  
Loveland High School

## Inclusions

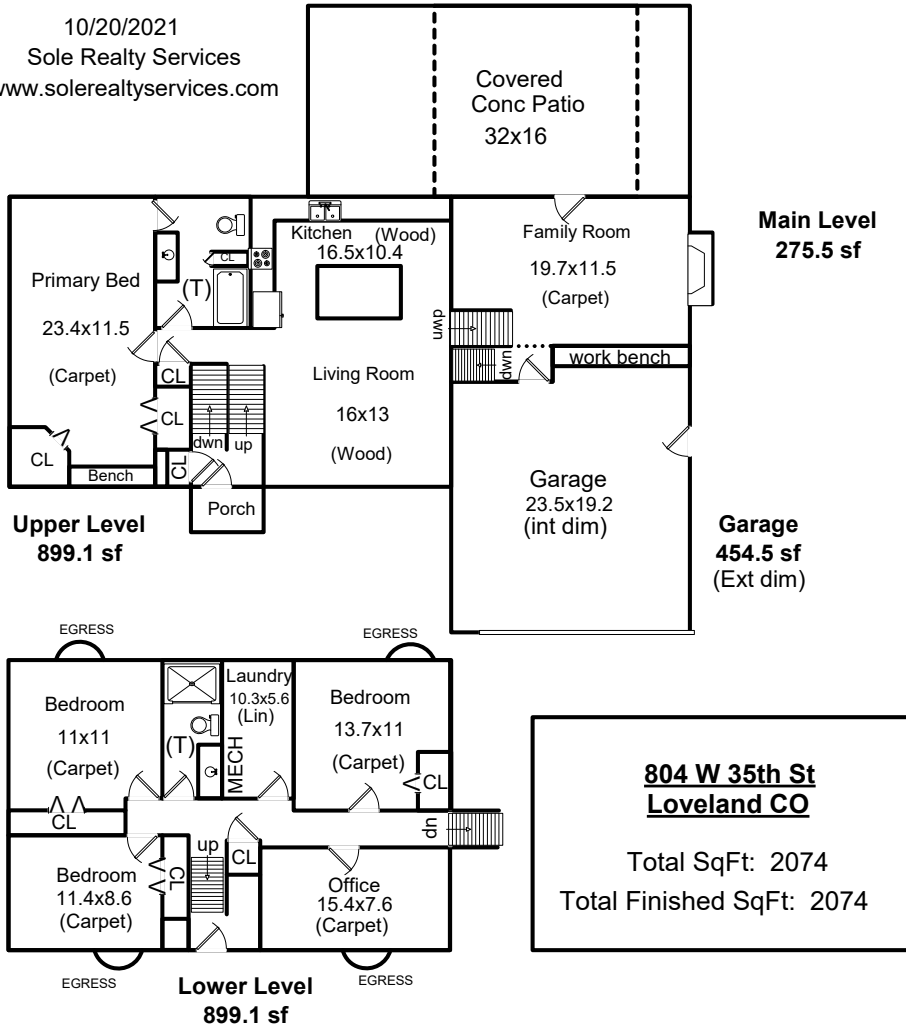
Window Blinds, Window Curtain Rod,  
Gas Range/Oven, Dishwasher, Refrigerator,  
Microwave, 1 Garage Door Opener,  
Disposal, Smoke Alarm(s)

## Exclusions

Window Curtains, Staging Props,  
Seller's Personal Property

*Buyer to verify taxes, schools, HOA,  
measurements & utility information.*

10/20/2021  
Sole Realty Services  
www.solerealtyservices.com



*For lending options, visit*

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



BRETT & BRITTANY SALL  
BROKER ASSOCIATES  
(970) 795-2848 | INFO@SALLTEAM.COM  
WWW.SALLTEAM.COM



Real Estate  
SOLUTIONS™

