



LUXURY HOME REAL ESTATE

39507 Sunset Ridge Ct
Severance, Colorado

\$979,000 | 5 Bed/4 Bath



This Impeccable Property is a Rare Find on Over 4 acres

with Amazing Mountain Views

Too many features to list

Scan QR Code for more information



BRETT & BRITTANY SALL
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Semi-Custom Ranch Home

Built in 2017





Home Exterior

Spacious Circle Drive

Oversized 5 Car Garage

Situated on One of the Best Lots
+ on a Cul-De-Sac

Professionally Designed Landscaping

Expanded Back Patio

Drip Lines & Irrigation System

Fenced-In Raised Garden Beds

Fully Fenced-In Backyard

Stucco Exterior



Home Interior

Chic Farmhouse Style

Beautiful Wood Flooring Throughout

Ranch Floor Plan
for Easy Main Level Living

High Ceilings with Abundant
Windows for Natural Light
& Mountain Views

Gorgeous Living Room with
Floor to Ceiling Stone Fireplace

Separate Dining Room

Mountain Views from Every Angle

Spacious Primary Bedroom
with Ensuite Bath

Designer Touches with River Rock
+ Tile Flooring + Upgraded Fixtures

Main Level Office
with French Doors

Drop Zone/Laundry Room

Built-In Speaker System
(Indoor & Back Patio) + Denon
Receiver for Built in Sound System
(\$1,500 value)

Whole House Vacuum

Hunter Douglas Blinds





Kitchen

Stylish White Cabinetry with Soft Close Cabinets

SS Appliances + SS Vent Hood

Gas Range

Large Center Island

Open Floor Plan

Perfect Space for Entertaining

Premium-Quality Granite Countertops and Island





Basement

Daylight Basement with Fireplace

Large Rec Room
+ Basement Wet Bar

Workout Room

2 Spacious Bedrooms
with Secret Bookcase Door

Active Radon Mitigation System

Unfinished Storage Area





Neighborhood

Gated Community of Belmont Farms

15 Minutes to Fort Collins
& 10 Minutes to I-25

Shops/Outbuildings Allowed

No Metro District

This Picture-Perfect Acreage is Nestled
in the Quiet Community of Belmont Farms,

*One of the Few Gated
Communities in Northern Colorado*

Details

Built in 2017
Forced Air Heating
Central A/C
Active Radon Mitigation System
Whole House Vacuum

Utility Information

Water: North Weld Water
Sewer: Septic
Electric: Poudre Valley REA
Natural Gas: Xcel Energy
Trash: Waste Management
Internet: Seller used Ascent Broadband
TV: Seller used Antenna
Phone: Seller used Verizon

BELMONT FARM HOA
\$2,010/Annually
HOA docs are available on our website

Taxes

\$4,367 (2020)

WINDSOR RE-4
Range View Elementary School
Severance Middle School
Severance High School

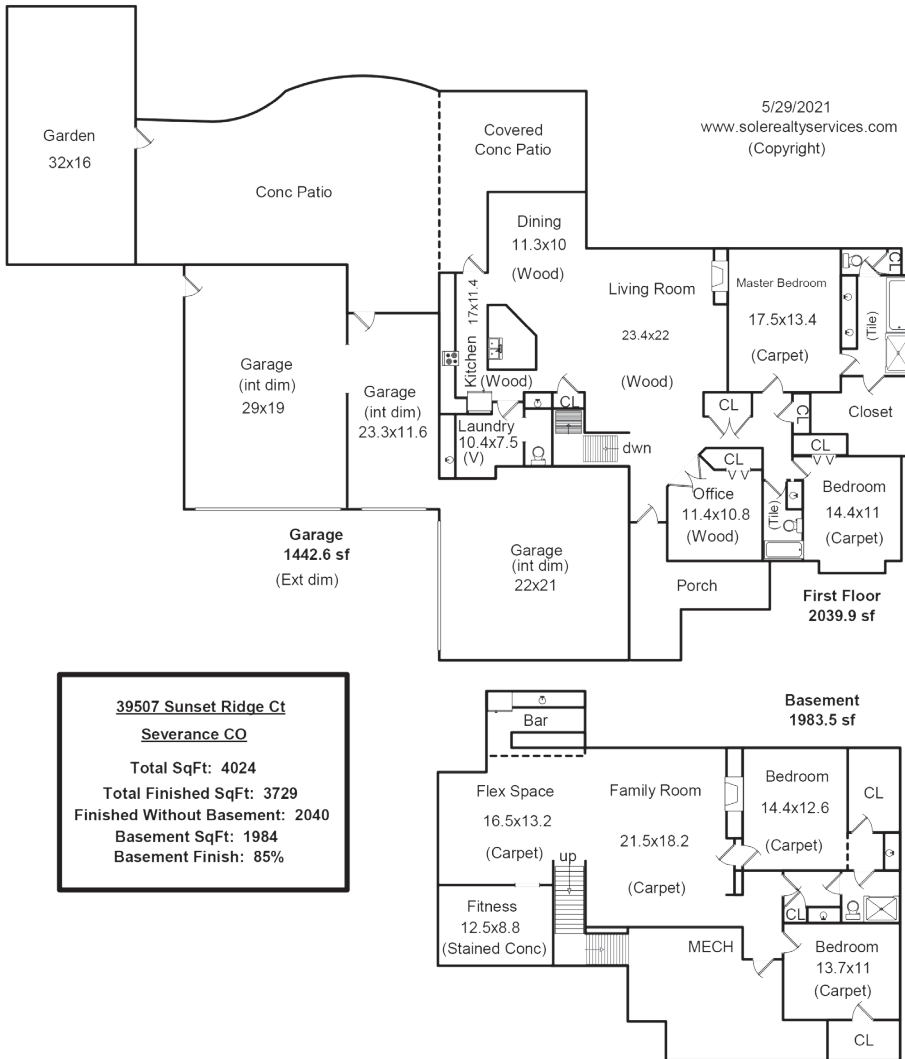
Inclusions

all window coverings, gas cooktop,
oven, microwave, dishwasher, kitchen
refrigerator, television mounts, attached
garage shelving & storage, 3 garage door
remotes, receiver for built in sound system,
smoke alarms

Exclusions

seller's personal property, clothes washer,
clothes dryer, basement refrigerator, all
portable storage

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



39507 Sunset Ridge Ct
Severance CO
Total SqFt: 4024
Total Finished SqFt: 3729
Finished Without Basement: 2040
Basement SqFt: 1984
Basement Finish: 85%

For lending options, visit

WWW.SALLTEAM.COM/FINANCING



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