

840 SUNLIGHT PEAK DR  
SEVERANCE, CO 80550  
\$350,000



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

THIS MOVE-IN READY HOME PROVIDES INCREDIBLE VALUE!

*Featuring a wonderful curb appeal*

AND A SOUTH FACING LOT!

3 BED / 2 BATH



THE SALL TEAM  
C3 REAL ESTATE SOLUTIONS  
(970) 795-2848  
[INFO@SALLTEAM.COM](mailto:INFO@SALLTEAM.COM)  
[WWW.SALLTEAM.COM](http://WWW.SALLTEAM.COM)

*You will love this spacious and functional*  
**RANCH STYLE FLOOR PLAN**



**WITH A FULL UNFINISHED BASEMENT THAT OFFERS**  
*plenty of storage space or room to expand.*



The open floor plan includes a large kitchen and living area for entertaining + SPACIOUS BEDROOMS AND CLOSETS.



# This beautiful neighborhood features

## Details

Built in 2018

Forced Air Heating

Central A/C

Active Radon Mitigation System

### UTILITY INFORMATION

Potable Water: Town of Severance

Non-Potable Water:  
Billed through the Metro District

Sewer: Town of Severance

Electric: Poudre Valley REA

Natural Gas: Xcel Energy

Trash: Ram Trash Service  
(Billed through Metro District)

Internet: Seller used TDS

TV: Seller did not have a TV Subscription

### LOCATION INFORMATION

The Overlook Subdivision

Hunters Overlook Metro District #2

### TAXES

\$4,498 (2019)

### WINDSOR RE-4 SCHOOL DISTRICT

Range View Elementary School

Severance Middle School

Severance High School

## Inclusions

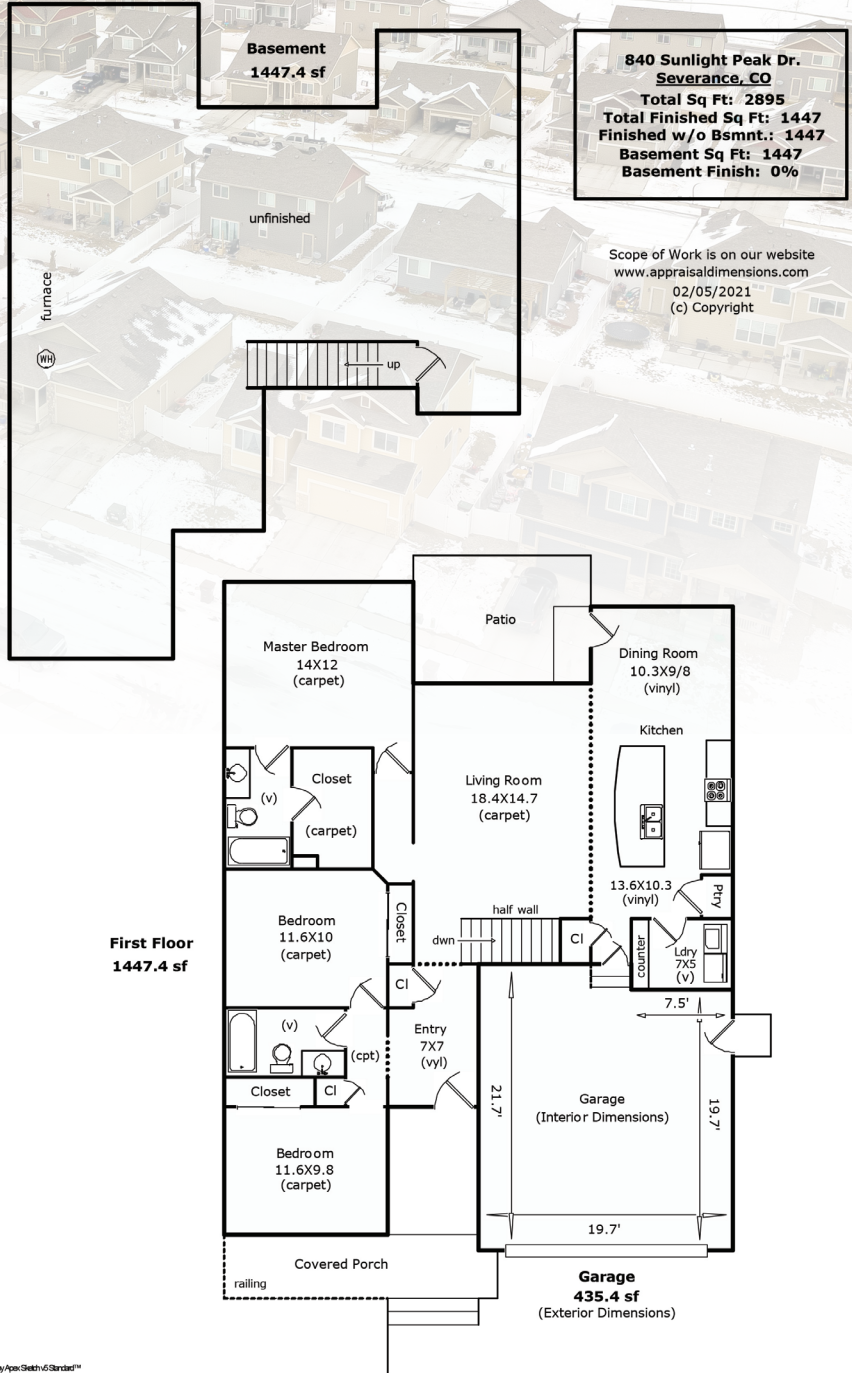
kitchen refrigerator, electric oven/stove, microwave, garbage disposal, window blinds

## Exclusions

garage refrigerator, window curtains & rods, blue pots in front yard, shower curtains & rods, seller's personal property, all gym equipment

*Buyer to verify taxes, schools and measurements.*

A COMMUNITY PARK WITH A MASSIVE GRASSY AREA FOR PLENTY OF OUTDOOR FUN, A BASKETBALL COURT, DOGGIE WASTE STATIONS AND TRAILS + IT IS CONVENIENTLY LOCATED IN CLOSE PROXIMITY TO NEARBY SCHOOLS.



## Visit

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for lending options



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