

4925 BOCA DEL RIO DRIVE | FORT COLLINS, CO
\$480,000



Located in the highly desirable Clydesdale Estates.

YOU MUST SEE THE GORGEOUS KITCHEN WITH THARP CABINETS, QUARTZ COUNTERTOPS, NEW BACKSPLASH, TOP OF THE LINE SS APPLIANCES.



WWW.SALLTEAM.COM

BRITTANY (970) 685-8587

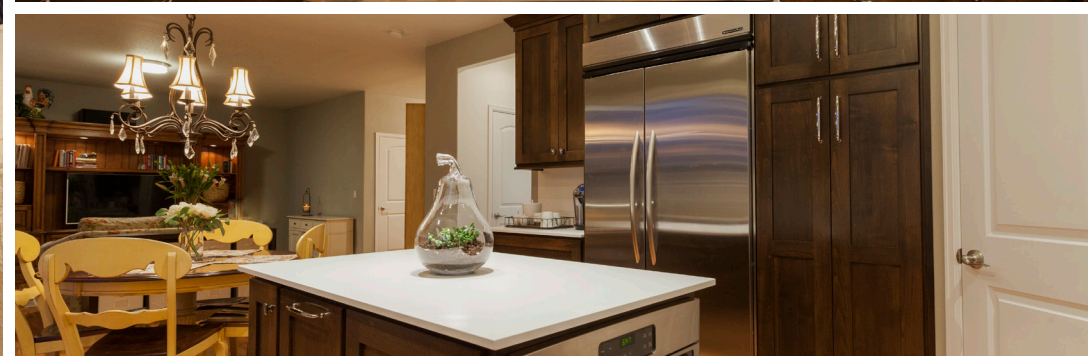
BRETT (970) 685-2441



THE OUTDOOR FEATURES OF THIS PROPERTY ARE UNMATCHED,
OVERSIZED LOT, PRIVATE PATIO COURTYARD AND LUSH LANDSCAPING
the perfect place to enjoy a summer evening.



The 4-car garage has room for all the hobbies!
PERFECTLY SITUATED, 10 MINUTES TO OLD TOWN, 2 MINUTES TO I-25,
POUDRE SCHOOLS & FOSSIL RIDGE HIGH SCHOOL.



Details

CLYDESDALE SUBDIVISION

\$780/YEAR HOA

TAXES \$2,495 (2017)

4 BED/3 BATH

4 CAR ATTACHED GARAGE

BUILT IN: 2013

FORCED AIR HEATING

CENTRAL AIR CONDITIONING

TOTAL sf: 2,971

LOT sf: 13,614

2 LEVEL HOME

MAIN LEVEL: 824 sf

UPPER LEVEL: 1,323 sf

UNFINISHED BASEMENT: 824 sf

POUDRE SCHOOL DISTRICT

ELEMENTARY: TIMNATH

MIDDLE SCHOOL: PRESTON

HIGH SCHOOL: FOSSIL RIDGE

Inclusions

WINDOW COVERINGS

GAS RANGE/OVEN

SELF-CLEANING OVEN

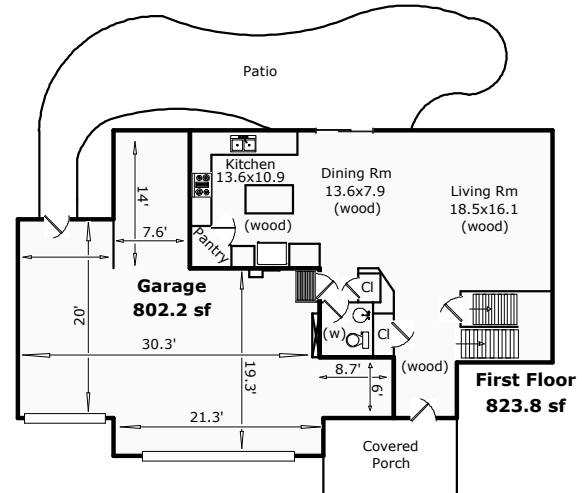
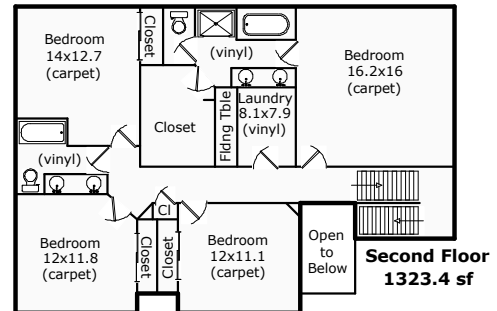
DISHWASHER

REFRIGERATOR

MICROWAVE

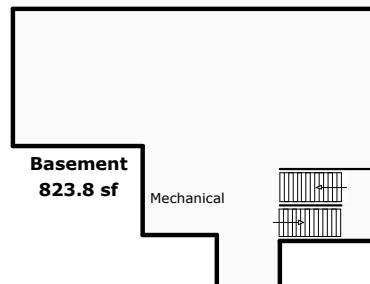


Scope of Work is on our website
www.appraisaldimensions.com
04/13/2018
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4925 Boca Del Rio Dr.
Fort Collins, CO

Total Sq Ft: 2971
Total Finished Sq Ft: 2147
Finished w/out bsmnt: 2147
Basement Sq Ft: 824
Basement Finish: 0%



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