

756 CAPRICORN CT | LOVELAND, CO  
\$425,000



*It doesn't get better than this!*

QUALITY RANCH HOME BUILT BY CUSTOM ON SITE AND  
CONVENIENTLY LOCATED NEAR DOWNTOWN LOVELAND!



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

BRITTANY (970) 685-8587

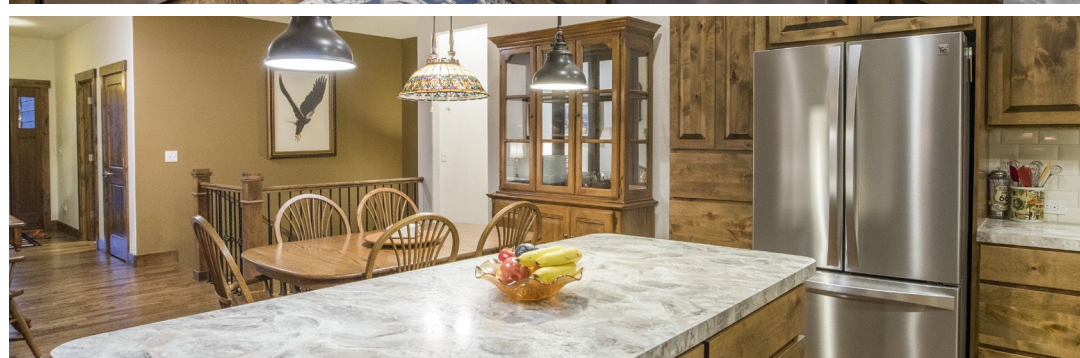
BRETT (970) 685-2441





*Less than a year old and in perfect condition!*

SOLID WOOD FLOORING, KNOTTY ALDER CABINETRY,  
SOLID CORE KNOTTY ALDER DOORS, CUSTOM LIGHTING,







UPGRADED SS APPLIANCES, GAS FIREPLACE,  
THE FEATURES GO ON AND ON!

*Must see to appreciate the quality and location!*





## Details

SEVENTH STREET  
1ST SUBDIVISION  
\$100/YEAR HOA  
2017 TAXES \$1149

3 BED/2 BATH  
OVERSIZED 2 CAR  
ATTACHED GARAGE

BUILT IN 2017  
FORCED AIR HEATING  
CENTRAL AIR CONDITIONING

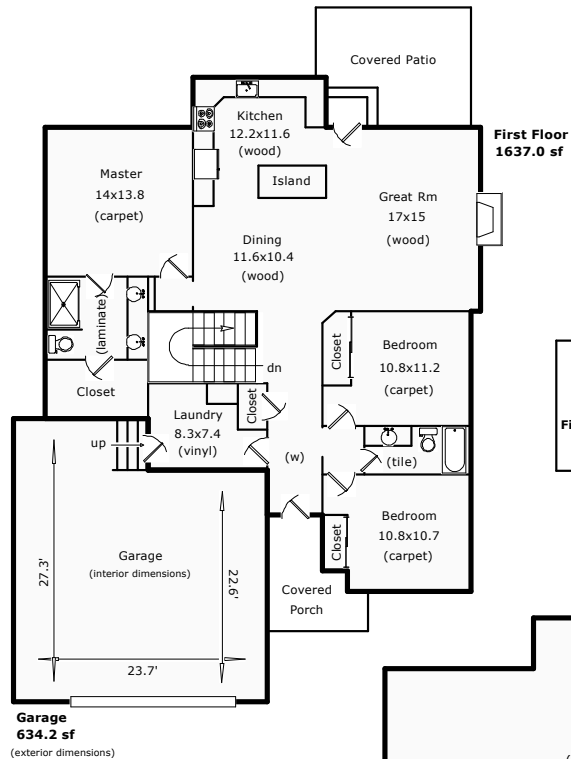
3274 TOTAL sf  
7,166 sf LOT

RANCH STYLE HOME  
MAIN LEVEL 1637 sf  
UNFINISHED BASEMENT 1637 sf

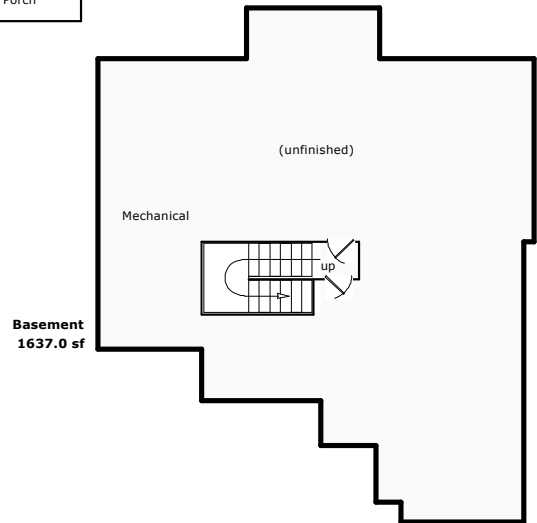
THOMPSON R-2J  
SCHOOL DISTRICT  
TRUSCOTT ELEMENTARY  
BILL REED MIDDLE SCHOOL  
LOVELAND HIGH SCHOOL

## Inclusions

WINDOW COVERINGS  
GAS RANGE/OVEN  
SELF-CLEANING OVEN  
DISHWASHER  
MICROWAVE



756 Capricorn Ct  
Loveland, CO  
Total Sq Ft: 3274  
Total Finished Sq Ft: 1637  
Finished w/o Basement: 1637  
Basement Sq Ft: 1637  
Basement Finish: 0%



Scope of Work is on our website  
www.appraisalsanddimensions.com  
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