## 863 EAGLE DR | LOVELAND, CO \$350,000



DON'T MISS OUT ON THIS MOVE-IN READY HOME featuring a FINISHED basement + A BONUS ROOM FOR LOTS OF STORAGE.



WWW.SALLTEAM.COM BRETT (970) 685-2441 BRITTANY (970) 685-8587

## YOU'LL LOVE THIS SPACIOUS LAYOUT WITH VAULTED CEILINGS & ENJOYING OUTDOOR LIVING TOO WITH THE LARGE DECK

& new garden beds in the backyard.

















Located next to the neighborhood walking path

& ONLY ONE BLOCK FROM THE PARK/PLAYGROUND!

Helans 3 BED//3 BATH

FINISHED BASEMENT 2 CAR ATTACHED GARAGE YEAR BUILT 2000 FORCED AIR HEATING CENTRAL AIR CONDITIONING

> Neighborhood Thompson Valley \$35/Month HOA Fee

> > **TAXES** \$1,640 (2018)

Square Footage 2,435 TOTAL SF 1.977 FINISHED SF 5,660 SF LOT

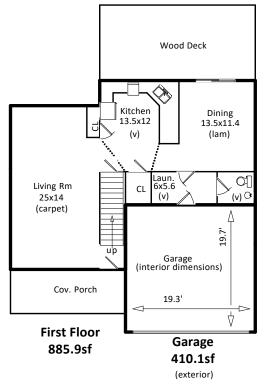
Schools Thompson R2-I THOMPSON VALLEY HIGH SCHOOL BILL REED MIDDLE SCHOOL **B.F. KITCHEN ELEMENTARY** 

> Inclusions **ELECTRIC RANGE/OVEN** DISHWASHER **MICROWAVE** REFRIGERATOR BACKYARD SHED **BASEMENT WORKBENCH**

Exclusions SELLER'S PERSONAL PROPERTY STAGING PROPS CLOTHES WASHER/DRYER **WORKOUT EQUIP** OVERHEAD STORAGE IN GARAGE GARAGE FREEZER 2ND BEDROOM CURTAINS

## CONVENIENT PROXIMITY TO River's Edge Natural Area.

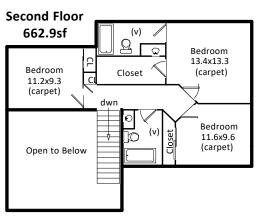
KING SOOPERS, STARBUCKS & MORE!

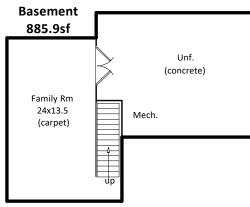


Loveland, CO Total Sq Ft: 2435 Total Finished Sq Ft: 1977 Finished w/o Basement: 1549 Basement Sq Ft: 886 **Basement Finish: 49%** 

863 Eagle Drive

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