

1675 FOSSIL CREEK PKWY | FORT COLLINS  
\$372,000



PRE-INSPECTED & MOVE-IN READY  
*2-story home with a terrific location*  
IN LINDEN PARK NEIGHBORHOOD



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

BRETT (970) 685-2441

BRITTANY (970) 685-8587





SCHOOLS INCLUDE FOSSIL RIDGE HS, PRESTON MS, & BACON ELEM.  
*It's also just minutes from Twin Silo Park.*







*Beautifully updated exterior paint,  
hardwood flooring on the main level  
AS WELL AS BRAND-NEW CARPET UPSTAIRS.*



# Details

LINDEN PARK SUBDIVISION  
\$237.50/Bi Annually HOA  
TAXES \$1,845 (2017)

3 BED/3 BATH  
2 CAR ATTACHED GARAGE

BUILT IN 2003  
FORCED AIR HEATING  
CENTRAL AIR CONDITIONING

2,080 TOTAL sf  
1,610 FINISHED sf  
4,625 sf LOT

2-STORY STYLE HOME  
MAIN LEVEL 1457 sf  
BASEMENT 1457 sf

POUDRE SCHOOL DISTRICT  
BACON ELEMENTARY  
PRESTON MIDDLE SCHOOL  
FOSSIL RIDGE HIGH SCHOOL

## Inclusions

WINDOW COVERINGS  
ELECTRIC RANGE/OVEN  
DISHWASHER  
MICROWAVE  
REFRIGERATOR  
DISPOSAL  
SMOKE ALARMS / CO DETECTORS  
WASHER/DRYER

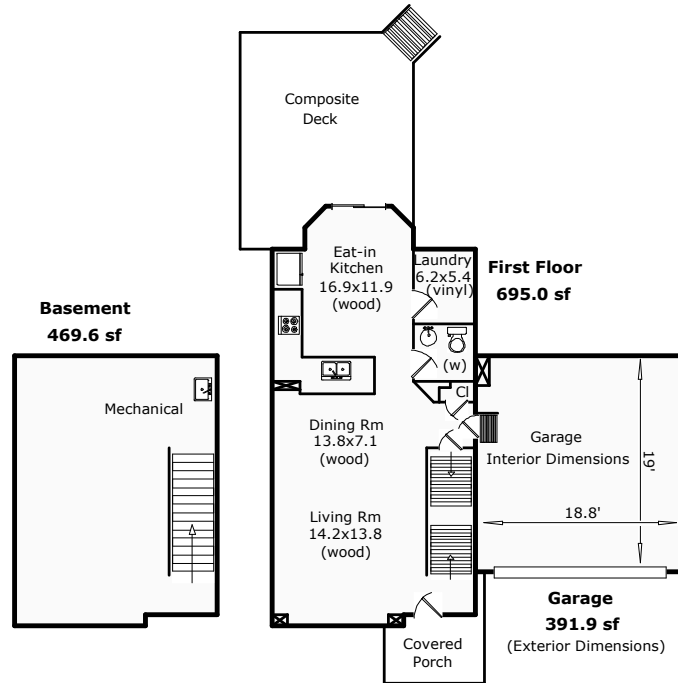
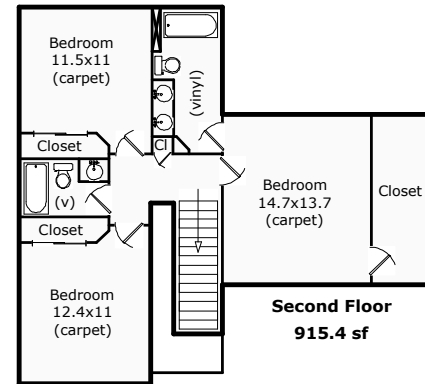
## Exclusions

SELLER'S PERSONAL PROPERTY  
STAGING PROPS

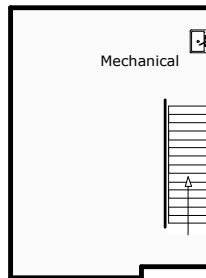


Scope of Work is on our website  
www.appraisaldimensions.com  
07/23/2018  
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**1675 Fossil Creek Pkwy.  
Fort Collins, CO**  
**Total Sq Ft: 2080**  
**Total Finished Sq Ft: 1610**  
**Finished w/out bsmnt: 1610**  
**Basement Sq Ft: 470**  
**Basement Finish: 0%**



**Basement**  
**469.6 sf**



Sketch by Apex Sketch & Render © 2018



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