



LUXURY HOME REAL ESTATE

39523 Sunset Ridge Ct

SEVERANCE, CO | WELD COUNTY

\$1,075,000

5 BED / 4 BATH



Walkout Ranch • Mountain Views • Detached Shop



WWW.SALLTEAM.COM
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Enjoy mountain views as far as the eye can see

FROM THIS CUSTOM BUILT, CONCRETE WALK-OUT RANCH STYLE HOME
ON A 4.64 ACRE ESTATE LOT IN BELMONT FARMS.



WALKOUT RANCH
WITH PANORAMIC MOUNTAIN VIEWS
LARGE COVERED DECK WITH MTN VIEWS
LARGE COVERED PATIO WITH MTN VIEWS

Custom Built Concrete Home

CONCRETE HOME ADVANTAGES

- Strength
- Energy efficiency
- Temperature control
- Noise control
- Durability
- Fire resistance
- Green construction

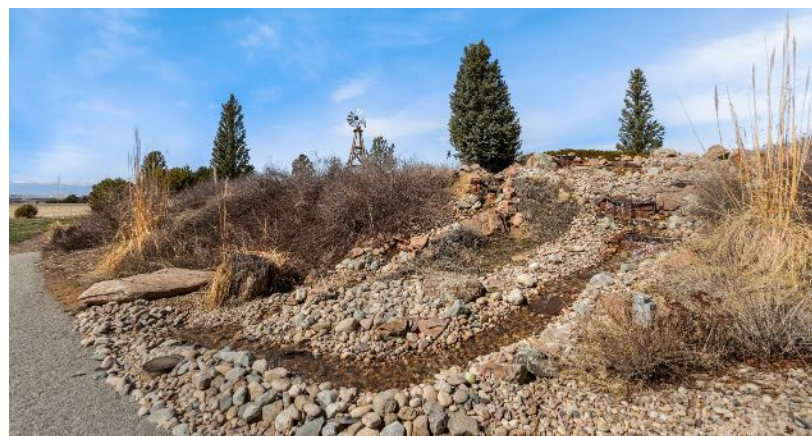




THE OVERSIZED THREE CAR ATTACHED GARAGE
& THREE CAR DETACHED GARAGE/SHOP WILL OFFER YOU
plenty of room for your toys and hobbies.



LOCATED AT THE END OF A CUL-DE-SAC IN THE GATED COMMUNITY OF BELMONT FARMS,
enjoy peace & privacy with your new exterior
LANDSCAPING/IRRIGATION SYSTEM, PRIVATE WALKING PATH, WATER FEATURE & INVISIBLE FENCE.





INTERIOR FEATURES

Beautifully Remodeled Kitchen
Open Layout
Radiant Floor Heating Throughout
Whole House Speaker System
(including the deck & patio)
Security System (owned & included)

NEW A/C UNIT (2019)

Air Handler

Located in the Attic— The job of the handler is to circulate the air throughout your home. The handler pulls air in, passes it over the coils (to cool or heat), and then blows it back out into the home through the duct system.

MAIN FLOOR MASTER RETREAT

Steam Shower
Private Sun Room
Access to Main Level Deck



This quality-built home

OFFERS RADIANT FLOOR HEATING THROUGHOUT, A REMODELED KITCHEN,
FRESH EXTERIOR PAINT, WHOLE HOUSE VACUUM & SPEAKER SYSTEM.



Relax in the master retreat

WITH A PRIVATE SUNROOM FACING THE MOUNTAINS,
SEPARATE ENTRANCE TO THE DECK & STEAM SHOWER.



BASEMENT

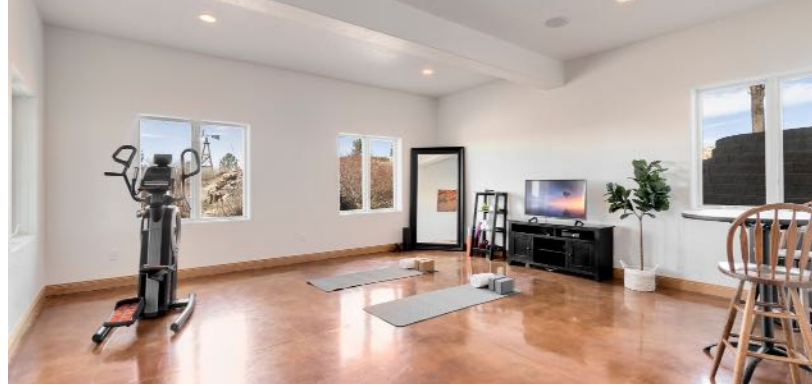
New Secondary Master Retreat (2020)

12' Ceilings

Polished Concrete Floors with Radiant Heat

Bonus Exercise/Yoga/Flex Room

Lots of Storage Space



EXTERIOR FEATURES

4.64 Acres

Stucco Exterior with New Paint (2019)

Invisible Fence Around Entire Property

Mature Landscaping

Additional New Landscaping, Sod & Irrigation

Additional New Flatwork

Concrete Pad & Electric for Future Shed

Large Expansive Main Level Deck

Large Expansive Walkout Patio

Tranquil & Serene Water Feature

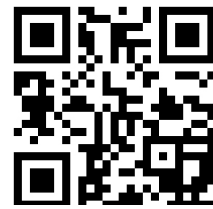
Private Walking Path Around Property

In-Ground Trampoline

Visit
WWW.SALLTEAM.COM

»»» for full details «««

(Hint: Scan this QR code using the camera app on your phone)



The walkout basement features extra high ceilings

AT A HEIGHT OF 12 FEET, POLISHED CONCRETE FLOORS,
A SECOND MASTER SUITE & BONUS/FLEX SPACE PERFECT FOR AN
EXERCISE OR GAME ROOM.

This home boasts plenty of space
WITH OVER 5,510 SF.



OUTBUILDING FEATURES

Oversized 3 Car Attached Garage with Storage & Workbenches
New Oversized 3 Car Detached Garage/Shop (2019)
Stained Concrete Floors
Insulated
Ability to add more outbuildings!

LOCATION

Panoramic Mountain Views
Private Gated Community
4.64 Acres
Luxury Estate
Highly Desirable Belmont Farms Neighborhood
Located at the End of a Cul-De-Sac

LOW WATER COSTS

Full Standard Tap with North Weld County Water District
228,000 Gallons / Year
Full Standard Tap is valued at \$70,500

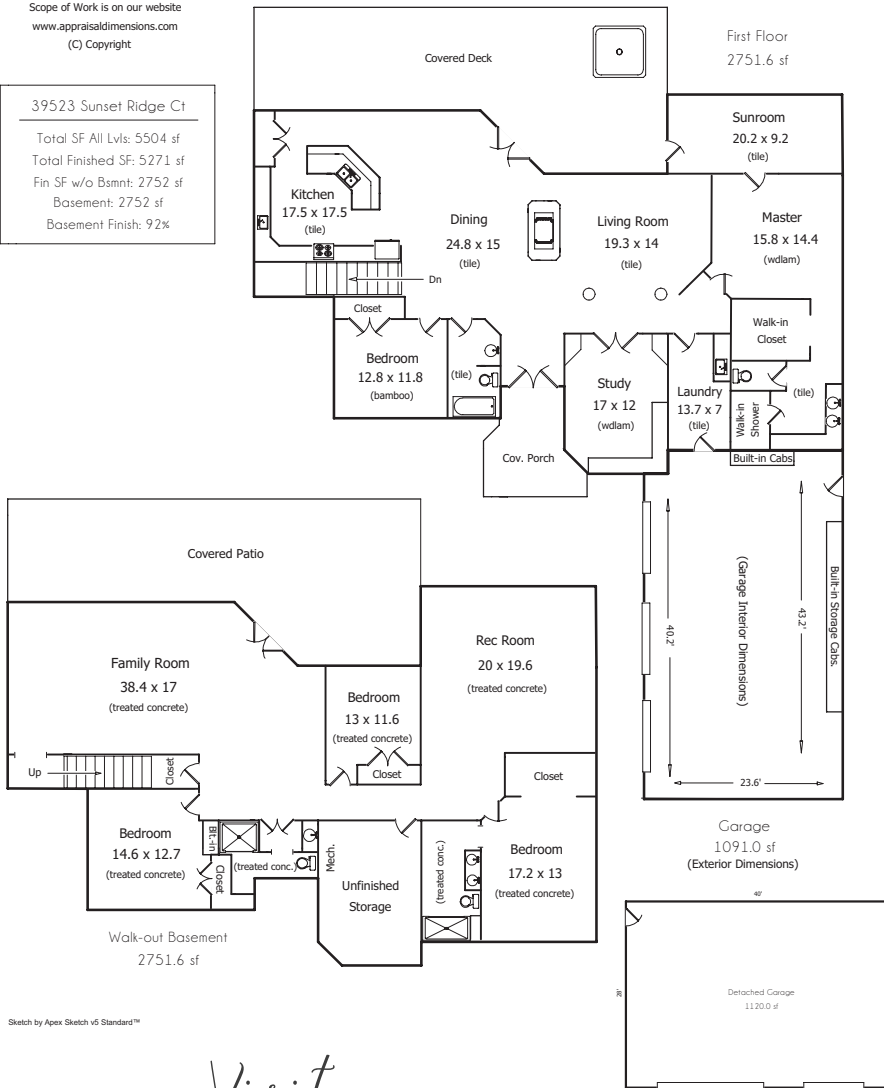


03/06/2020

Scope of Work is on our website
www.appraisaldimensions.com
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Total SF All Lvl: 5504 sf
Total Finished SF: 5271 sf
Fin SF w/o Bsmt: 2752 sf
Basement Finish: 92%



Sketch by Apex Sketch v6 Standard™

Visit

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for lending options



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Details

Built in 2004
Radiant Floor Heating
Central A/C
Whole House Fan

UTILITY INFORMATION

WATER: North Weld Water District
Full Standard Water Tap
(\$70,500 value)
SEWAGE: Septic
ELECTRIC: Poudre Valley REA
NATURAL GAS: Xcel
TRASH: Waste Management

LOCATION INFORMATION

Belmont Farms Subdivision
Weld County
COUNTY USE CODE: Residential

HOA INFORMATION

Belmont Farms HOA
FEE: \$2,000 / Year

TAXES

\$4,699 (2018)
No Metro Tax!

WINDSOR RE-4
SCHOOL DISTRICT
Range View Elementary
Severance Middle/Jr
Severance High School

Inclusions

refrigerator, electric range/oven,
microwave, dishwasher,
security system (owned),
clothes washer & dryer, hot tub

Exclusions

seller's personal property, staging
props, garage refrigerator, wine
cooler, invisible fence transmitter

Buyer to verify taxes, schools and measurements.



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