

6827 AUTUMN RIDGE DR C1
FORT COLLINS, CO 80525
\$250,000



SCAN CODE
or visit SALLTEAM.COM
for a 3D Tour,
Floor Plan and more info!

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

Move right in to this picture-perfect townhome!

IDEAL LOCATION BETWEEN FORT COLLINS AND LOVELAND
WITH EASY ACCESS TO COLLEGE AVE, HARMONY & I-25

3 BED / 2 BATH



WWW.SALLTEAM.COM

BRETT & BRITTANY SALL

BROKER ASSOCIATES

(970) 795-2848

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THIS END UNIT BACKS TO OPEN SPACE
& ALLOWS FOR AN ABUNDANCE OF NATURAL LIGHT.





Updates include new flooring and carpet throughout
AND BRAND NEW APPLIANCES

Details

Built in 2003
Forced Air Heating
Central A/C

Close proximity to

WATER'S WAY PARK & PELICAN MARSH NATURAL AREA

UTILITY INFORMATION

Water: Fort Collins-Loveland Water District
(included w/ HOA)
Sewage: South Fort Collins Sanitation District
(included w/ HOA)
Electric: City of Fort Collins
Natural Gas: Xcel Energy
Trash: Gallegos Sanitation (included w/ HOA)
Cable: Seller used Xfinity
Internet: Seller used Xfinity (may also have
Connexion access in future)

LOCATION INFORMATION

Provincetown Subdivision
This Unit is NOT Income Deed Restricted
HOA Fee: \$220/Month
No Metro Tax

HOA INCLUDES

exterior maintenance, common area maintenance,
snow removal, trash, water/sewer, insurance
(homeowners should have their own policy for
their unit's interior), management fee,
landscaping and irrigation

TAXES

\$1,429 (2019)
No Metro Tax!

THOMPSON R2-J SCHOOL DISTRICT

Cottonwood Plains Elementary School
Lucile Erwin Middle School
Loveland High School

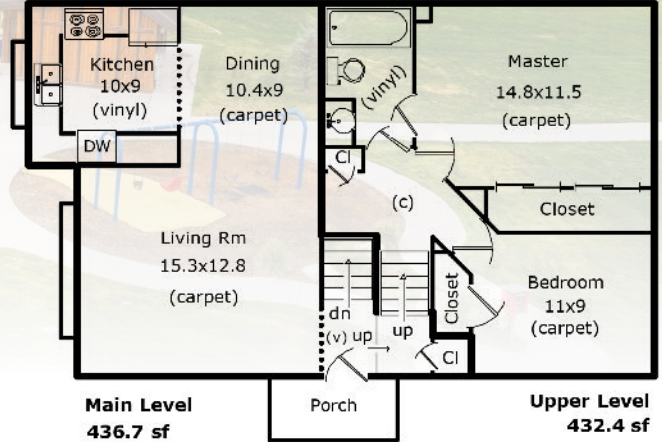
Inclusions

stove/oven, refrigerator, dishwasher, microwave,
over-toilet etagere, shower curtains & rods,
window blinds, curtains & rods, garbage disposal,
smoke alarms

Exclusions

seller's personal property, staging props

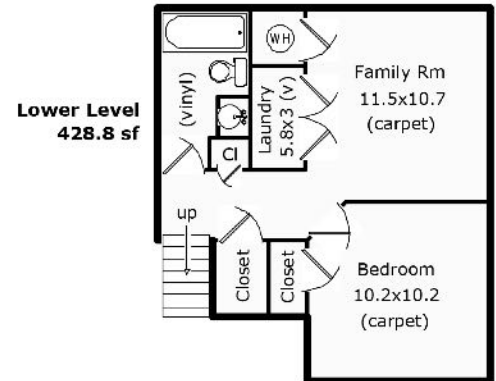
Buyer to verify taxes, schools and measurements.



6827 Autumn Ridge Dr C1
Fort Collins, CO
Total Sq Ft: 1298
Total Finished Sq Ft: 1298

*SF taken from interior dimensions

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