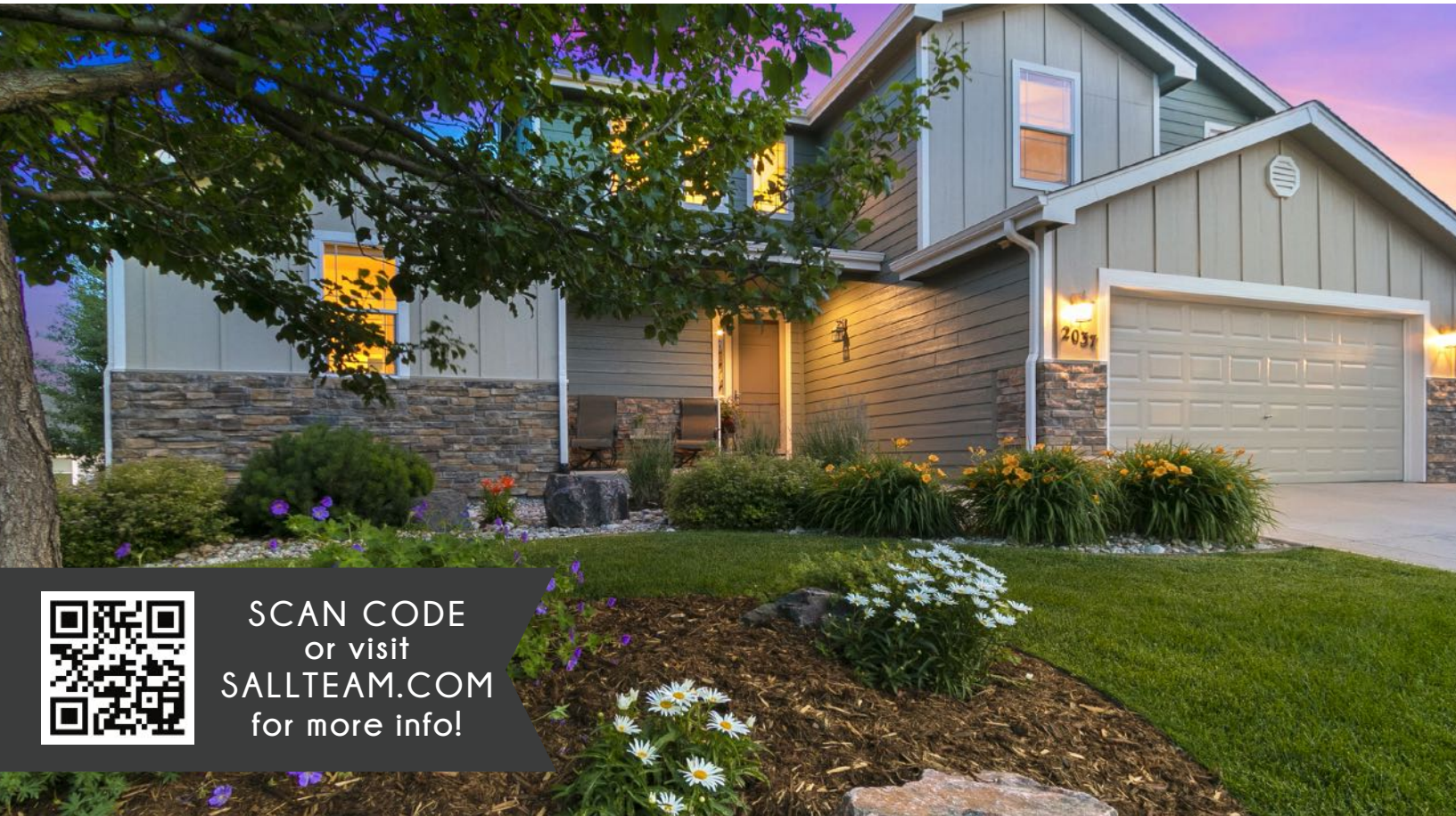


2037 VANCORUM CIRCLE
LOVELAND, CO 80538
\$550,000



SCAN CODE
or visit
SALLTEAM.COM
for more info!

This one checks all the boxes!

THIS INCREDIBLE HOME HAS BEEN
METICULOUSLY CARED FOR INSIDE AND OUT!

5 BED / 4 BATH



WWW.SALLTEAM.COM
BRETT & BRITTANY SALL
BROKER ASSOCIATES
(970) 795-2848
INFO@SALLTEAM.COM

Recent updates include

**NEW EXTERIOR PAINT, REFINISHED HARDWOOD FLOORS
AND NEW CARPET ON THE MAIN LEVEL!**



The open and well-designed floor plan features

**A MAIN FLOOR MASTER WITH A 5-PIECE MASTER BATH AND LARGE WALK-IN CLOSET,
VAULTED CEILINGS AND A FINISHED BASEMENT WITH A THEATRE ROOM!**



Relax in the backyard oasis
WITH LUSH LANDSCAPING, A TRANQUIL
WATER FEATURE, KOI POND, DECK,
FLAGSTONE PATIO AND PERFECT PLACE
FOR YOUR FIREPIT!

Details

Built in 2012
Forced Air Heating
Central A/C

Meadowbrook Ridge
is a highly desirable neighborhood

WITH WALKING AND BIKING TRAILS,
NEIGHBORHOOD PARK AND NO METRO TAX.

UTILITY INFORMATION

Water: City of Loveland
Sewer: City of Loveland
Electric: City of Loveland
Natural Gas: Xcel Energy
Trash: City of Loveland
Cable: Seller used Comcast Xfinity
Internet: Seller used Comcast Xfinity

LOCATION INFORMATION

Meadowbrook Ridge HOA
HOA Fees: \$150 / Quarter
No Metro Tax!

TAXES

\$2,565 (2019)
No Metro Tax!

THOMPSON R2-J SCHOOL DISTRICT

Ponderosa Elementary School
Bill Reed Middle School
Loveland High School

Inclusions

window blinds, stove/oven, refrigerator,
dishwasher, microwave in kitchen, disposal,
fish & pond equipment, cabinet vanity
above toilet in main level 1/2 bath,
2 garage door remotes

Exclusions

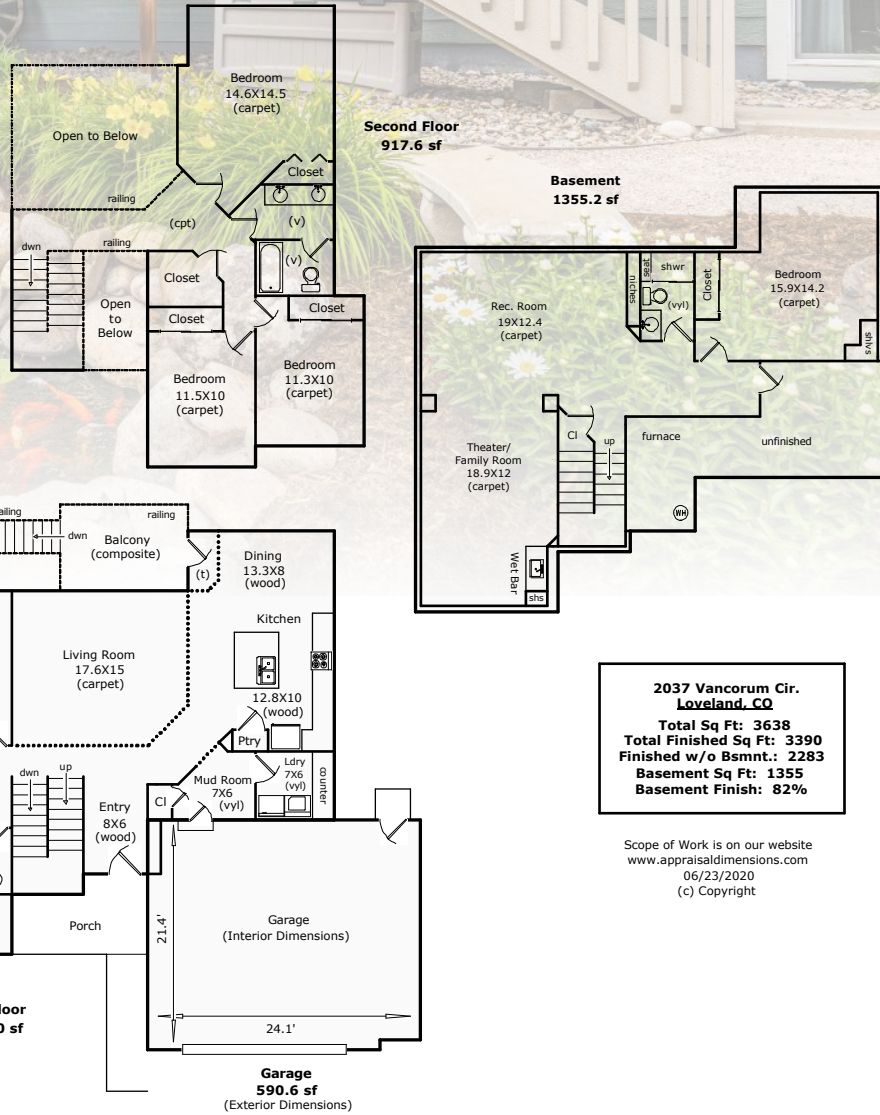
garage shelving, clothes washer/dryer,
seller's personal property,
theatre room tv & entertainment center,
theatre room microwave, fire pit

Buyer to verify taxes, schools and measurements.

Visit

WWW.SALLTEAM.COM/FINANCING

for lending options



2037 Vancorum Cir.
Loveland, CO
Total Sq Ft: 3638
Total Finished Sq Ft: 3390
Finished w/o Bsmnt.: 2283
Basement Sq Ft: 1355
Basement Finish: 82%

Scope of Work is on our website
www.appraisaldimensions.com
06/23/2020
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Close proximity to Mehabey Park featuring

A HUGE PLAYGROUND AND A WATERFALL
FEATURE, SOCCER FIELD, DOG PARK, TENNIS
AND PICKLEBALL COURTS AND SKATE PARK.



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