

1101 N JEFFERSON AVE  
LOVELAND, CO 80537

\$365,000

3 BED / 1 BATH



SCAN CODE  
or visit  
[SALLTEAM.COM](http://SALLTEAM.COM)  
for more info!

*Enjoy close proximity to all of the downtown Loveland*  
AMENITIES INCLUDING RESTAURANTS, SHOPPING & ENTERTAINMENT.

NO HOA & NO METRO TAX!

*One Year First American Home Warranty included!*



THE SALL TEAM  
C3 REAL ESTATE SOLUTIONS  
(970) 795-2848  
[INFO@SALLTEAM.COM](mailto:INFO@SALLTEAM.COM)  
[WWW.SALLTEAM.COM](http://WWW.SALLTEAM.COM)

*This home has so much to offer including a beautifully updated kitchen*

**WITH NEW SS APPLIANCES, REFINISHED CABINETS & A SINGLE-BASIN SINK.**



**YOU'LL BE PLEASANTLY SURPRISED BY HOW LARGE THE BEDROOMS & CLOSETS ARE FOR THIS AGE OF HOME & YOU'LL LOVE THE old hardwood floors, new pet-friendly carpet & updated paint colors.**





*Other improvements include*  
**NEWER SIDING, FLATWORK & WINDOWS WHICH  
OFFER PLENTY OF NATURAL LIGHT.**



# Details

Built in 1959

Forced Air Heating

Ceiling Fans & Portable A/C

SAVE ON YOUR WATER BILL WHILE HELPING THE ENVIRONMENT.

*with the fully xeriscaped landscaping!*

## UTILITY INFORMATION

Potable Water: City of Loveland

Sewer: City of Loveland

Electric: City of Loveland

Natural Gas: Xcel Energy

Trash: City of Loveland

Internet: Seller used Comcast Xfinity

TV: Seller used Comcast Xfinity

## LOCATION INFORMATION

Lincoln Place Subdivision

No HOA

No Metro Tax

## TAXES

\$1,998 (2020)

No Metro Tax

## THOMPSON R2-J SCHOOL DISTRICT

Truscott Elementary School

Bill Reed Middle School

Thompson Valley High School

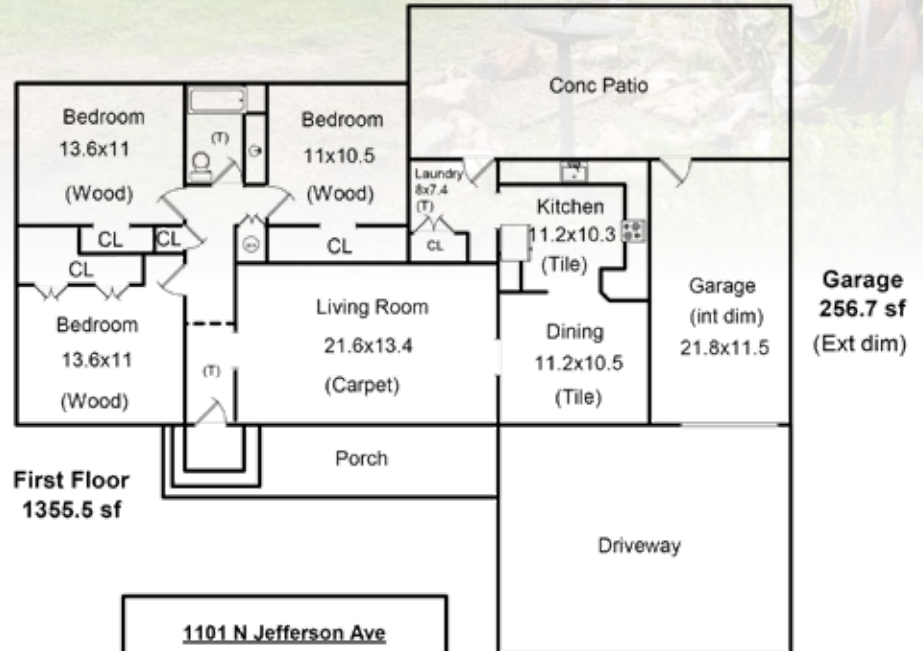
# Inclusions

refrigerator, dishwasher, oven/stove, microwave, garbage disposal, clothes washer, clothes dryer, indoor portable air conditioner, window fans, window curtains & rods, bedroom tv, chromecast streaming devices (2), all shelving in third bedroom (smallest), rugs, pantry cabinet in dining room, outdoor wooden pole swing, shelf unit in garage, two garage door remotes, smoke alarms

# Exclusions

seller's personal property

*Buyer to verify taxes, schools and measurements.*



**1101 N Jefferson Ave**  
**Loveland CO**  
**Total SqFt: 1356**  
**Total Finished SqFt: 1356**

5/13/2021  
www.solerealtyservices.com  
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