

344 CELTIC RD  
JOHNSTOWN, CO 80534  
\$550,000  
4 BED / 3 BATH



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

BETTER THAN NEW HOME BUILT IN 2017 LOCATED IN  
*the highly desirable Corbett Glen neighborhood.*  
THIS HOME OFFERS NO METRO TAX & A LOW HOA FEE.



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 beautiful home has gorgeous flooring, fixtures & colors*  
AS WELL AS AN OPEN & FUNCTIONAL FLOOR PLAN WITH VAULTED CEILINGS.



THE LARGE KITCHEN WITH AN EXPANSIVE ISLAND, BUTLER'S PANTRY & WALK-IN PANTRY  
*features granite counters & stainless steel appliances including a gas range.*



Featuring  
A 5 CAR GARAGE THAT IS TEXTURED,  
PAINTED & HEATED.



# Details

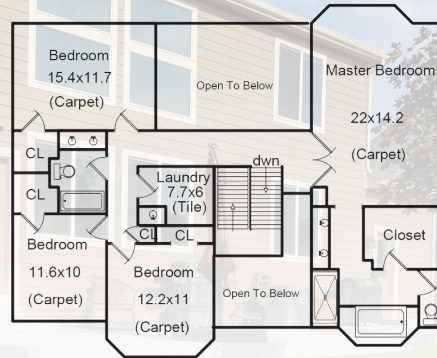
Built in 2017  
Forced Air Heating  
Central A/C

Outside you will find pristine landscaping

+ A LARGE PATIO FOR ENTERTAINING COMPLETE WITH NEW FLATWORK & A GAS BBQ STUB.

## UTILITY INFORMATION

Water: Town of Johnstown  
Sewer: Town of Johnstown  
Electric: Xcel Energy  
Natural Gas: Xcel Energy  
Trash: Waste Management billed through the Town of Johnstown  
Internet: Seller used TDS  
TV: Seller used Dish



**344 Celtic Rd  
Johnstown CO**

Total SqFt: 3664  
Total Finished SqFt: 2535  
Finished Without Basement: 2535  
Basement SqFt: 1129  
Basement Finish: 0%

## LOCATION INFORMATION

Corbett Glen Subdivision

## CORBETT GLEN 3&4 HOA

\$360 Annual Fee

HOA docs available on our website

## TAXES

\$3,314 (2020)

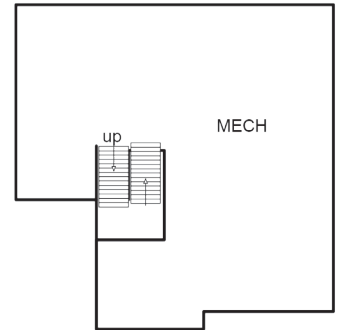
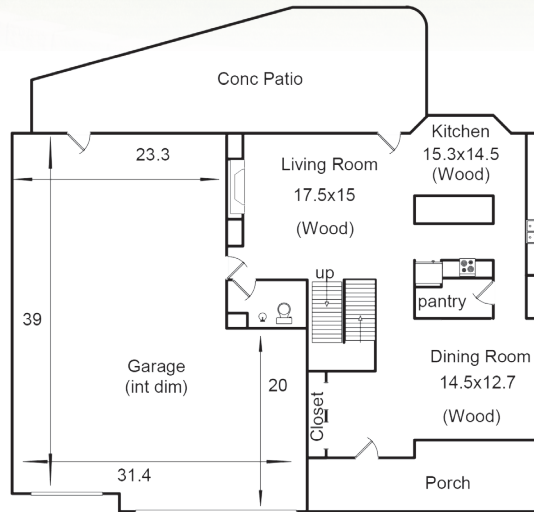
## WELD RE-5J SCHOOL DISTRICT

Pioneer Ridge Elementary School

Milliken Middle School

Roosevelt High School

Please Note: The school district is possibly changing its boundary lines. Buyer to verify schools.



Garage  
1175.7 sf

(Copyright)  
Scope of Work is on our website  
www.solerealty.com  
6/1/2021

# Inclusions

window blinds, all appliances currently in the kitchen (refrigerator, gas range/oven, microwave, dishwasher), garbage disposal, natural gas BBQ & umbrella on back patio, attached shelving in garage, cabinets in garage & basement, two garage remote controls, satellite dish, smoke alarms

# Exclusions

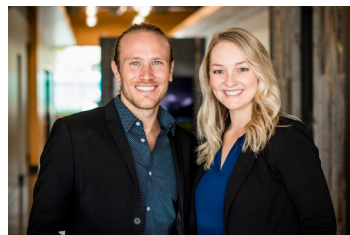
clothes washer, clothes dryer, refrigerator & freezer in garage, seller's personal property

Buyer to verify taxes, schools and measurements.

Visit

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

for lending options



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