

391 PIN OAK DR
LOVELAND, CO 80538
\$390,000



SCAN CODE
or visit
SALLTEAM.COM
for more info!

*Welcome to this charming home in North Loveland
that backs to open space!*

THIS HOME OFFERS NO METRO TAX & A VERY LOW HOA FEE.

One Year First American Home Warranty included!

3 BED / 3 BATH



THE SALL TEAM
C3 REAL ESTATE SOLUTIONS
(970) 795-2848
INFO@SALLTEAM.COM
WWW.SALLTEAM.COM

*Features updated kitchen cabinets,
laminated flooring, brand new carpet*
& BRAND-NEW EXTERIOR PAINT + A NEW ROOF IN 2020.



NATURAL LIGHT ABOUNDS THROUGHOUT THIS SOUTH-FACING HOME
with vaulted ceilings & beautiful paint colors.

THE INVITING & OPEN FLOOR PLAN ALLOWS FOR GREAT ENTERTAINING SPACE
with two living areas & a gas fireplace to enjoy.



Upstairs you will find a spacious owner's suite
WITH AN ENSUITE BATH + TWO ADDITIONAL LARGE BEDROOMS
& ANOTHER FULL BATHROOM.

Details

Built in 1993
Forced Air Heating
Central A/C

UTILITY INFORMATION
Water: City of Loveland
Sewer: City of Loveland
Electric: City of Loveland
Natural Gas: Xcel Energy
Trash: City of Loveland
Internet: Seller used Century Link

LOCATION INFORMATION
Sugarloaf Estates Subdivision

SUGARLOAF MASTER HOA
\$205 Annual Fee
HOA docs are available
on our website

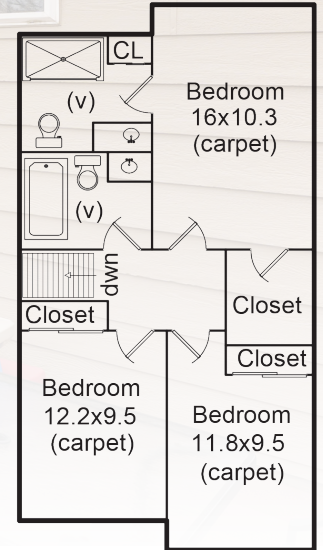
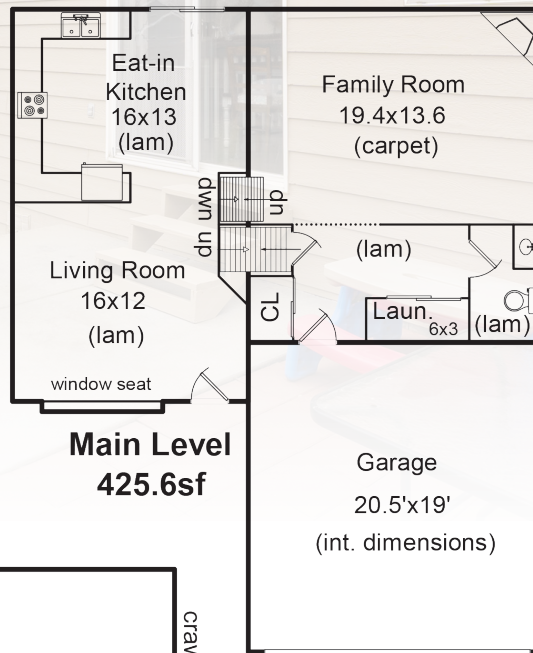
TAXES
\$1,835 (2020)

THOMPSON SCHOOL DISTRICT R2-J
Monroe Elementary School
Conrad Ball Middle School
Mountain View High School

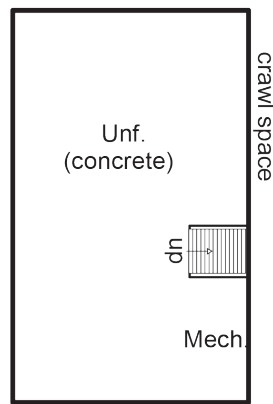
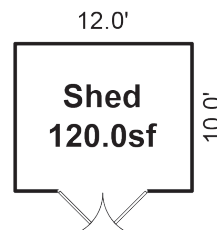
THIS INCREDIBLE LOCATION IN NORTH LOVELAND IS JUST A STONE'S THROW TO HWY 287, MAKING IT EASY TO GET TO FORT COLLINS, I-25 & HWY 34

+ there is a quaint neighborhood park with a large grassy area, picnic tables & a basketball court.

Lower Level
452.0sf



Garage
420.0sf
(ext. dimensions)



391 Pin Oak Drive
Loveland, CO
Total Sq Ft: 2006
Total Finished: 1580
Finished w/out Basement: 1580
Basement Sq Ft: 426
Basement Finish: 0%

Scope of work is on our website
www.appraisaldimensions.com
3/16/2021
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Inclusions

refrigerator, electric oven/range, microwave, dishwasher, garbage disposal, clothes washer, clothes dryer, window blinds, shower curtain rod, open shelves in kitchen, broom/utility holder in basement stairwell, curtain rod in lower family room, upstairs safety ladder, 2 garage door remotes

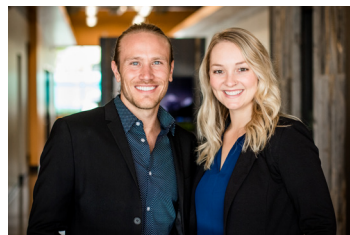
Exclusions

window curtains & rods, crate shelving by front door, hooks/racks by garage entry door, seller's personal property

Buyer to verify taxes, schools and measurements.

Visit
WWW.SALLTEAM.COM/FINANCING

for lending options



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