

1050 Country Club Road
Fort Collins, Colorado

Six Bedrooms • Five Bathrooms
Oversized RV Garage • Finished Walkout Basement



Calling all RV, BOAT, & TRAILER owners + GARAGE ENTHUSIASTS
as this property features an OVERSIZED, HEATED GARAGE with
an EXTRA-TALL DOOR and a 13.8' high ceiling
+ a 50 AMP HOOKUP.

NO HOA & NO METRO TAX



More online



Scan or visit sallteam.com for pricing,
a video tour, a floor plan & more!

Enjoy plenty of space with over 4,500 FINISHED SF,
six bedrooms, five bathrooms, and a FINISHED WALKOUT BASEMENT!



You will love the many updates made throughout the home,
including new fixtures & flooring, NEW CARPET, and updated countertops
+ NEW CLASS 4 SHINGLES & GUTTERS in August 2023.

The layout of this home is perfect

as it offers MAIN LEVEL LIVING with the primary ensuite and laundry on the main level. If you WORK FROM HOME, the primary suite already offers its own private entrance/breezeway & can easily be made into an office for clients.



Picture yourself entertaining or hosting the holidays

with the beautiful and updated kitchen with plenty of counter and storage space + the formal dining room with its own gas fireplace is perfect for large gatherings.



The primary suite is a truly luxurious space
with a gas fireplace, a five-piece ensuite bathroom, and a double vanity.



Something truly special about this home
is that each of the upper-level bedrooms has its own ensuite bathroom.



The FINISHED WALKOUT BASEMENT offers an additional family room with a WET BAR, two more bedrooms, a bathroom, and drumroll please... A HOME MOVIE THEATRE that is perfect for a movie night or *watching the big game!*



This home features

a CORNER LOT that is over 15,000 SF, with a SOUTH-FACING entrance, an east-facing driveway, and a private, serene backyard.



THE SALL TEAM ADVANTAGE



Buying



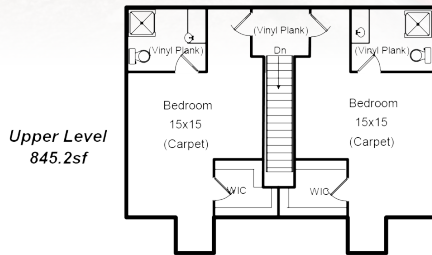
Selling

Only an eight-minute drive to Old Town Fort Collins, this home offers an incredible and highly sought-after location on the north side of town, nestled between Long Pond Reservoir, Terry Lake, and Lindenmeier Lake.



Main Level
1912.5sf

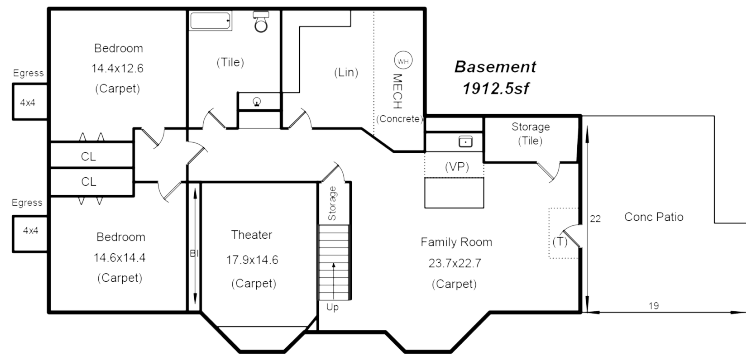
Garage
1036.8sf
(Int. Dim.)



Upper Level
845.2sf

1050 Country Club Rd Fort Collins

1-Total Sq Ft:	4671
2-Total Finished Sq Ft:	4593
3-Finished w/o Basement:	2758
4-Basement Sq Ft:	1913
5-Basement Finished %:	95%



Basement
1912.5sf

Financing Options



Scan or visit sallteam.com/financing

New Financing/Lending
Cash, Conventional, FHA,
VA, 1031 Exchange



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Homes & the People in Them

DETAILS

- Built in 1992
- Forced Air Heating
- Central A/C
- Active Radon Mitigation System
- New Class 4 Shingles & Gutters (Aug. 23)

UTILITIES

- Potable Water: ELCO Water Dist.
- Sewer: Cherry Hills Sanitation Dist.
- Electric: Xcel Energy
- Natural Gas: Xcel Energy
- Trash/Recycling: Ram Waste (others available)
- Internet: TDS Broadband

TAXES & FEES

\$4,323 (2022)
No HOA or Metro Tax

SCHOOLS

- Poudre School District
- Tavelli Elementary
- Cache La Poudre Middle
- Poudre High

INCLUSIONS/EXCLUSIONS

Inclusions:

current window blinds & rods, electric range/oven, dishwasher, refrigerator, bar refrigerator (in garage), microwave & portable convection cooktop (in basement), jetted bath tub, 2 garage door openers (for normal height doors - not for oversized door), satellite dish, tv antenna, disposal, smoke alarm(s), garage shelving units, extension ladder, folding ladder, all equipment & decorations in theater room, extra house paint, extra tile & grout, extra vinyl floor, extra filters for furnace

Exclusions:

staging props, seller's personal property