

2545 CUSTER DR  
FORT COLLINS, CO 80525  
\$415,000  
3 BED / 3 BATH



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

*A rare find in the coveted Rigden Farms subdivision.*

THIS DETACHED 2-STORY HOME HAS NO SHARED WALLS, IS MOVE-IN READY  
& OFFERS EXTREMELY LOW MAINTENANCE WITH HOA MAINTAINED EXTERIOR & LAWN CARE.



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

Completely updated with **BRAND NEW** carpet, newer laminate flooring,  
FIXTURES & APPLIANCES + FRESH INTERIOR/EXTERIOR PAINT.



THE HIGH CEILINGS COMPLIMENT THE FUNCTIONAL LAYOUT & THIS CHEERY SPACE  
*soaks in tons of natural light from the many windows.*



## *Features*

AN ATTACHED 2 CAR GARAGE + A LARGE UNFINISHED BASEMENT FOR PLENTY OF STORAGE OR ROOM TO EXPAND!



# Details

Built in 2009  
Forced Air Heating  
Central A/C

## UTILITY INFORMATION

Water: City of Fort Collins (included w/ HOA)  
Sewer: City of Fort Collins (included w/ HOA)  
Electric: City of Fort Collins  
Natural Gas: Xcel Energy  
Trash: Republic Services (included w/ HOA)

## LOCATION INFORMATION

Rigden Farms Subdivision

RIGDEN FARM HOA

\$250 Monthly Fee

HOA docs available on our website

## TAXES

\$2,398 (2020)

## POUDRE RE-1 SCHOOL DISTRICT

Riffenburgh Elementary School  
Leshler Middle School  
Fort Collins High School

# Inclusions

electric oven/stove, microwave, dishwasher,  
refrigerator, garbage disposal, clothes washer,  
clothes dryer, window blinds, smoke alarm(s),  
2 garage door controls

# Exclusions

staging props

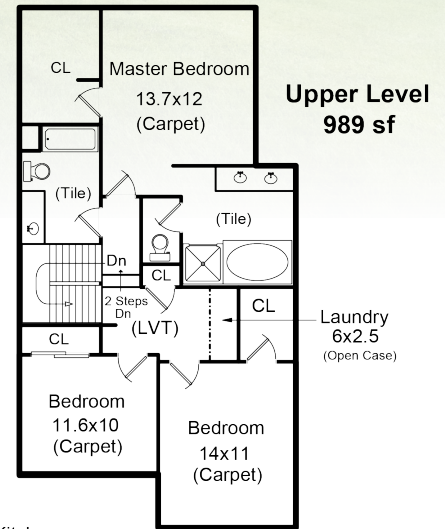
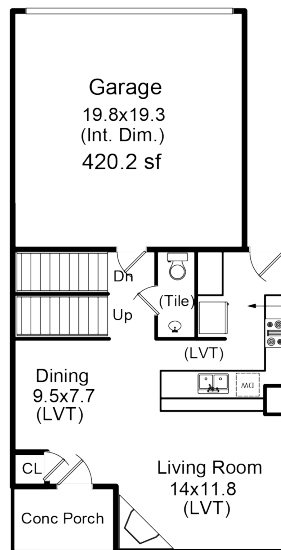
Buyer to verify taxes, schools and measurements.

# Perfectly located

JUST DOWN THE STREET FROM  
AN HOA SHARED COMMUNITY CENTER & GARDEN AREA,  
½ BASKETBALL COURT, LIBERTY COMMON HIGH SCHOOL  
& THE MOST SOUGHT-AFTER SCHOOL DISTRICT IN PSD  
and the Rendezvous Trail connects  
you to miles of city bike trails!

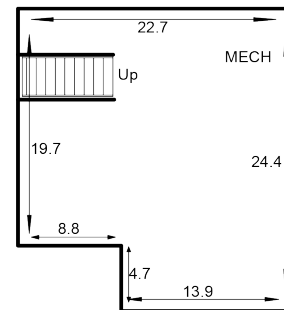
## 2545 Custer Dr. Fort Collins

Total Sq Ft: 2153.6  
Total Finished Sq Ft: 1571.3  
Finished w/o Basement: 1571.3  
Basement Sq Ft: 583.3  
Basement Finished %: 0%



## Main Level 582.3 sf

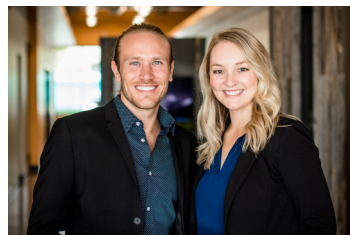
## Unfinished BSMT 582.3 sf



Date: 6/14/21  
Copyright: Agent Brett Sall  
Website: www.solerealty.com

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

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