

607 13th Ave
Greeley, Colorado

\$275,000

Two Bedrooms • One Bathroom • Unfinished Basement



This adorable early 1900s home is full of charm and character throughout and priced right with loads of potential!



More online



Scan or visit [sallteam.com](https://www.sallteam.com) for all of the details, a video tour, a floor plan and more!

You'll fall in love

from the moment you pull up and see the delightful front porch and start to imagine all you could do with this property.



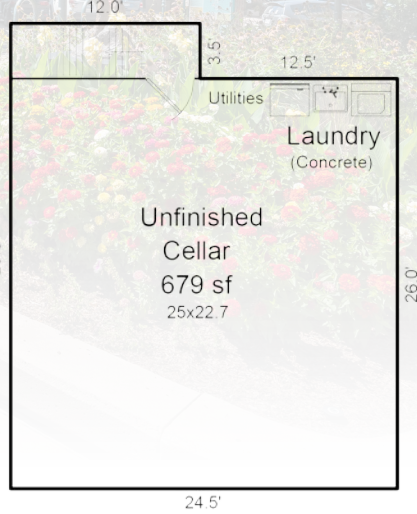
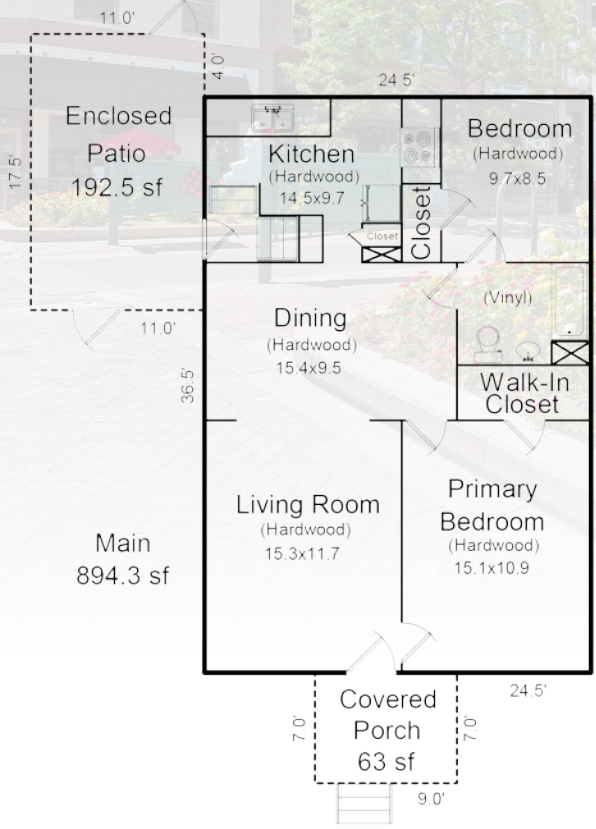


The main level of the home offers beautiful interior paint colors and a wonderful layout with high ceilings, which make it feel *more open and spacious*



True to the era of the home, the living and dining rooms are connected with a beautiful cased opening and custom built-ins with *real hardwood flooring*

607 13th Ave
 Greeley, CO 80631
 Total SF: 894
 Total Finished SF: 894
 Main Level SF: 894
 Finished w/o Basement SF: 894
 Total Basement: 0
 Finished Basement: 0%



DETAILS

Built in 1909
 Forced Air Heating | Central A/C

UTILITIES

Water: City of Greeley
 Sewer: City of Greeley
 Electric: Xcel Energy
 Natural Gas: Atmos Energy
 Trash/Recycling: Bunting Trash
 Internet: Seller used Xfinity
 TV: Seller used Xfinity

NEIGHBORHOOD

No HOA | No Metro Tax

TAXES

\$1,257 (2022)

SCHOOLS

School District: Greeley District-6
 High School: Northridge High School
 Middle/Jr.: Franklin Middle School
 Elementary: Martinez Elementary

INCLUSIONS / EXCLUSIONS

Inclusions: electric range/oven, self-cleaning oven, clothes washer, clothes dryer, metal shed
 Exclusions: mineral rights

This property is conveniently located near
Historic Downtown Greeley
 where you can enjoy live music, festivals, dining,
 distilleries, and local breweries!

Financing Options



Scan or visit sallteam.com/financing

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



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