

3923 Falcon Lane  
*Evans, Colorado*

\$375,000

Three Bedrooms • Two Bathrooms • Two Car Garage



Welcome to this move-in ready GEM of a home!  
All of the updates and hard work have been done for you...  
all you need to do is move in! NO HOA or METRO DISTRICT!

*More online*



Scan QR Code for more information.



# *New Luxury Vinyl Plank Flooring*

has been installed throughout the home + new Stainless Steel Appliances, fresh paint and the vaulted ceilings give this home a light and bright feeling!



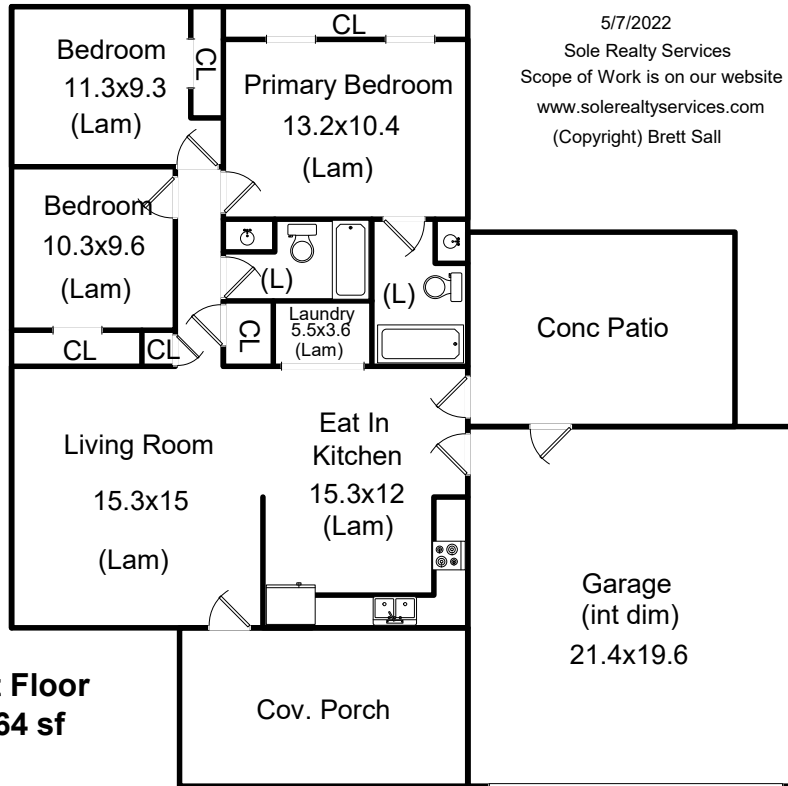
*The fully fenced-in backyard*  
is ready for Fido and a sprinkler system is installed.



*This home* includes A/C and a spacious 2 car garage, perfect for parking and storage! Other updates include the roof shingles and hot water heater that were replaced in 2020.



*This ideal location* is close to shopping,  
restaurants, I-25 and Hwy 34!



**First Floor  
1064 sf**

**Garage  
440 sf  
(Ext dim)**

**3923 Falcon Ln  
Evans CO**

Total SqFt: 1064  
Total Finished SqFt: 1064

*For lending options, visit*

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



**BRETT & BRITTANY SALL  
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**DETAILS**  
Built in 2000  
Central Heat & A/C

**UTILITIES**  
Water: City of Evans  
Sewer: City of Evans  
Electric: Xcel Energy  
Natural Gas: Atmos Energy  
Trash: City of Evans

## LOCATION INFORMATION

No HOA  
No Metro District

## TAXES

\$1,732 (2021)

## SCHOOLS

School District: Weld County Dist Re-6  
Elementary: Dos Rios Elementary  
Middle/Jr.: Brentwood Middle School  
High School: Greeley West High School

## INCLUSIONS

electric range/oven, microwave, refrigerator,  
dishwasher, garbage disposal, bathroom  
mirrors, window blinds, fire pit, wood palettes,  
boot rack in garage, entry way coat hanger,  
grey trash can, two garage door remotes,  
smoke alarms.

## EXCLUSIONS

staging props

*All listing information deemed reliable but not guaranteed.  
Buyer responsible for conducting their own due diligence  
and verifying all information.*

