

2225 W Lake St  
*Fort Collins, Colorado*

\$435,000

Three Bedrooms • One Bathroom • One Car Garage



Calling all investors, first-time home buyers, down-sizers... and all!

Enjoy the large and private lot that affords extra space, privacy, and tons of flexibility, including the ability to park your RV, boat, work truck, or trailer.

No HOA or Metro Tax!

*More online*



Scan QR Code for more information.



Real Estate  
SOLUTIONS™

*This home is*

MOVE-IN READY with loads of make-it-your-own potential.



Featuring recently updated tile flooring, re-sanded wood flooring,  
fresh interior paint + *beautifully updated fixtures!*



For all the reasons  
to LOVE the Choice City  
of Fort Collins -  
this home is  
*an amazing  
opportunity and value!*

*Beautiful  
curb appeal*

with mature trees and  
an established neighborhood.



*This ranch-style home*

is located in a highly desirable location close to CSU, the foothills, shopping, breweries & coffee + an oasis of natural space & bike trails.

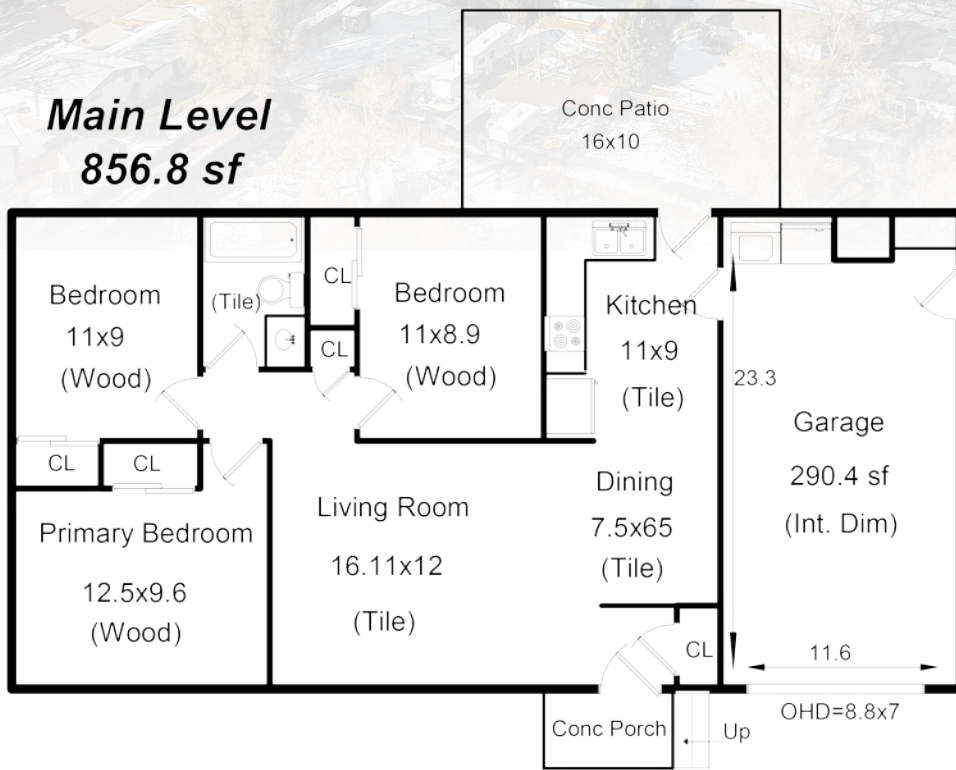
## DETAILS

Built in 1965  
Force Air Heating  
Ceiling Fans (no A/C)  
Parcel A: 7,411 SF  
Parcel B: 3,485 SF  
Total Lot SF: 10,896

## UTILITIES

Water: City of Fort Collins  
Sewer: City of Fort Collins  
Elec: City of Fort Collins  
Gas: Xcel Energy  
Trash: Waste Management  
Internet: Seller used Xfinity

## Main Level 856.8 sf



## LOCATION

Elliott Miller Subdivision  
No HOA  
No Metro District

## TAXES

Parcel A: \$2,002 (2021)  
Parcel B: \$13 (2021)

## SCHOOLS

Poudre R-1 School District  
Rocky Mountain High School  
Blevins Middle School  
Bauder Elementary School

*For lending options, visit*

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



Brett and Brittany Sall  
(970) 795-2848  
info@sallteam.com  
www.sallteam.com

## INCLUSIONS / EXCLUSIONS

Inclusions: window coverings (blinds, curtains, rods), electric range/oven, refrigerator, clothes washer, clothes dryer, disposal, smoke alarm(s), all wall mounted shelves in the kitchen & garage

Exclusions: seller's personal property

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

