



LUXURY HOME REAL ESTATE

3536 Parlin Street

Loveland, Colorado

\$600,000 | 5 Bed/3 Bath



Immaculate Ranch-Style Home Located in Loveland's
Premier Meadowbrook Ridge Neighborhood

This Home Offers No Metro Tax & a Low HOA Fee

Too many features to list

Scan QR Code for more information.



BRETT & BRITTANY SALL
THE SALL TEAM
(970) 795-2848
INFO@SALLTEAM.COM
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Semi-Custom Home

Built In 2017 and Loaded With Upgrades

 Indicates an Energy-Saving Feature






Home Exterior

Professionally Landscaped
Designed & Installed by

Brouner Landscaping, Inc.

Large Colorado Spruce Trees

Underground Irrigation Includes
Water-Conserving Sprinklers
& Drip System 



Home Interior

Premium Porcelain Tile
“Wood Plank-Look” Floors.
Advantages: High Durability, Easy
Cleaning, No Surface Treatment or
Subsequent Maintenance, Moisture
& Fire Resistant, Will Not Fade
or Scratch, & is Pet-Friendly

Premium-Quality Granite
Countertops in Kitchen,
all Bathrooms, and Bar

Wood Trim Throughout Features
Solid-Wood Doors and Stylish
White Painted Trim


Custom Ceramic Tile Showers, with
“River Rock” Tile in Hall
and Main Bathrooms

Under-Mount Sinks Throughout

Upgraded Light Fixtures Throughout

Whole-House Fan 

Screened-In Deck
with Ceiling Fan 


Custom Blinds and Draperies
Throughout the Home,
with Remote-Control Blinds in
Upstairs Great Room 


LED Energy-Saving Light Bulbs in all
Fixtures Throughout the Home 






Kitchen

LG Premium, Energy-Efficient Appliances,
including Induction Stove-Top
(induction heat makes mealtime easier with quicker
heat, precise control, and easy cleanup) 

LG Dishwasher 
(water-efficient and ultra-quiet)

LG Refrigerator & Freezer with Ice-Maker
and Water Dispenser (efficient and quiet) 

Premium Hardwood Cabinets
with Soft-Close Doors & Drawers

Premium-Quality Granite Countertops and Island

Large Center Island

LED Under-Cabinet Lighting in Kitchen

Premium-Quality Faucets

Zepher Range Exhaust Hood

Microwave Oven in Pantry



Basement

9-foot Foundation Walls
(except in bathroom)

Sound-Proofing Insulation
in the Basement Ceiling

Active Radon Mitigation System

Large Rec Room with Wet Bar
& Wine Refrigerator

Custom Floating Shelves
with Lighting in Bar Area

Guest Suite with Natural Light,
an Ensuite Bath with Double Sinks,
Glass Tile Backsplash,
& a Large Shower.

Large Storage Area





Neighborhood

Quiet Community with Minimal Traffic
& No Through Streets

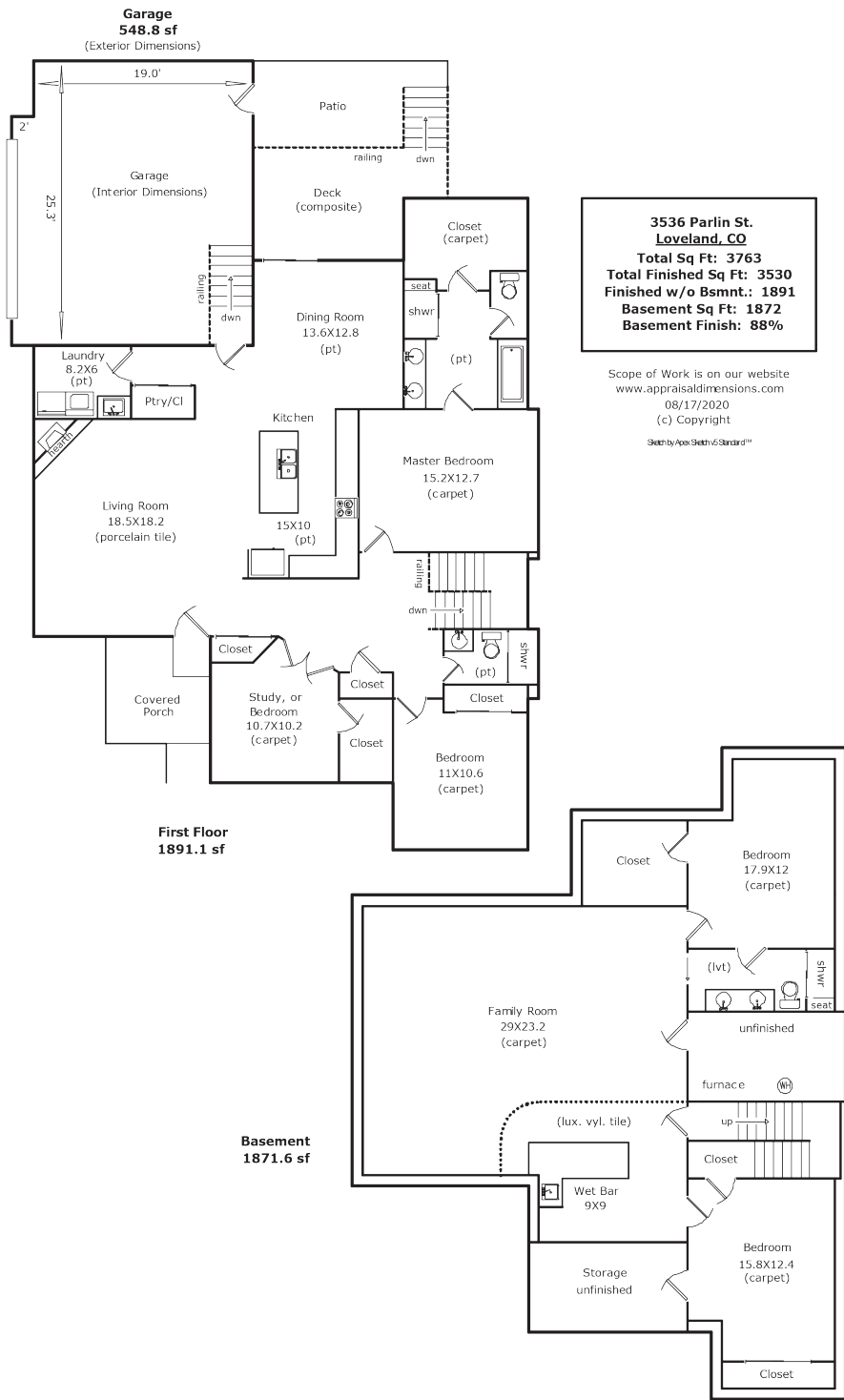
HOA Maintained Playground
½ Block Up the Street

HOA Maintained Grassy Areas with Trees

Close Proximity to City of Loveland's
Mehaffey Park, a 64-acre Park
with Multiple Amenities

Easy Access to the City of Loveland Bike
and Walking Paths, Meadowbrook Ridge
Natural Area, as well as Rocky Mountain
National Park, via Hwy 34.





Details

Built in 2017
 Forced Air Heating
 Central A/C
 Whole House Fan
 Active Radon Mitigation System

Utility Information

Water: City of Loveland
 Sewer: City of Loveland
 Electric: City of Loveland
 Natural Gas: Xcel Energy
 Trash: City of Loveland
 Internet: Seller used Xfinity
 TV: Seller used Xfinity
 Phone: Seller used Xfinity
 City of Loveland's high-speed fiber-optic service (Pulse Broadband) is available

MEADOWBROOK RIDGE HOA
 \$150/Quarterly
 HOA docs are available on our website

Taxes

\$2,583 (2020)

THOMPSON SCHOOL DISTRICT R-2J
 Ponderosa Elementary School
 Bill Reed Middle School
 Loveland High School

Inclusions

all window coverings, induction stove/oven, refrigerator in kitchen, dishwasher, garbage disposal, clothes washer, clothes dryer, 2 garage door remotes, smoke alarms

Exclusions

seller's personal property, microwave in pantry, refrigerator in garage

Buyer to verify taxes, schools, HOA, measurements & utility information.

For lending options, visit

WWW.SALLTEAM.COM/FINANCING



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