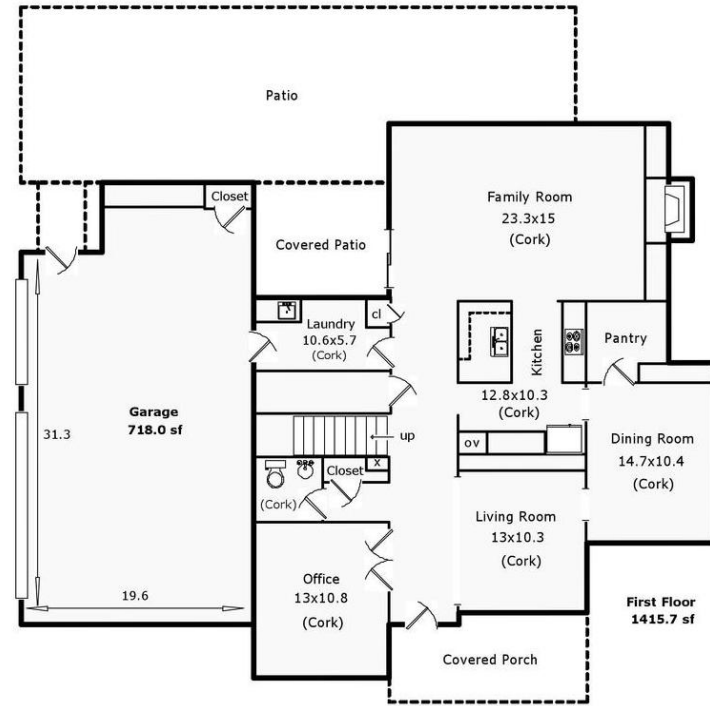
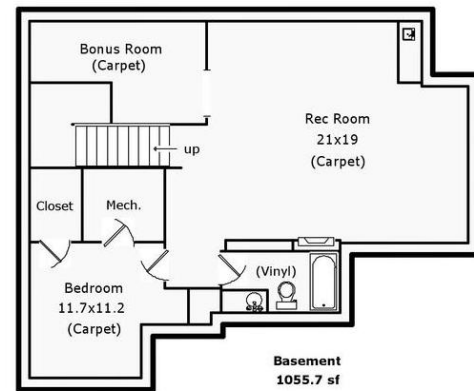
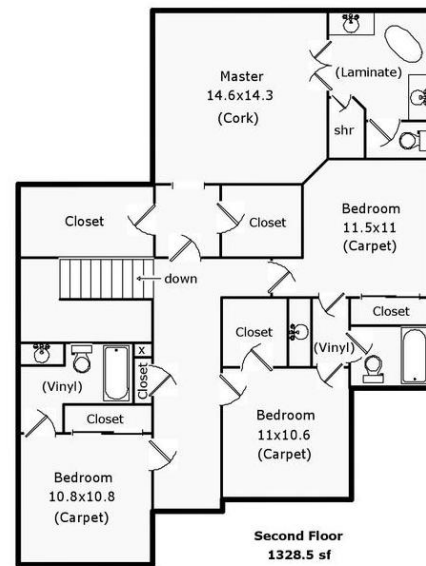


1202 Aruba Drive



Scope of Work available on our website.
www.appraisaldimensions.com
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3/13/2018

1202 Aruba Drive
Fort Collins, CO
Total SF: 3801
Total Finished SF: 3756
Fin. w/o Basement: 2745
Basement SF: 1056
Basement Finish: 96%



Sketch by Apex Sketch v5 Standard™

Lot Size 9,254
 Approx Acres 0.21
 Electric City of Fort Collins
 Water FTC/LVLD Water District
 Gas Xcel Energy
 Taxes/Yr \$2,397/16
 Bedrooms 5
 Bathrooms 5
 Subdivision Stanton Creek
 Style 2-Story
 Construction Wood/Frame
 Floors Cork, Carpet
 Heating Forced Air
 Cooling Central A/C

Inclusions
 Gas Range/Oven, Self Cleaning
 Oven, Dishwasher, Refrigerator,
 Awning, Blinds

Schools
 Elementary Cottonwood
 Middle/Jr. Lucille Erwin
 High School Loveland
 District Thompson

www.1202aruba.thegroupinc.com

Information herein deemed reliable but not guaranteed. Distance and measurements are approximate and subject to correction. See our listings at www.thegroupinc.com.



Fort Collins
 Stanton Creek

\$525,000



Sarah Hay-Arthur

Broker/ Partner
 970-481-8262 Cell
 970-377-6046 Direct
 970-223-0700 Office
shayarthur@thegroupinc.com
sarahhayarthur.com





This 5 bed, 5 bath home is completely upgraded from top to bottom. The open family room/kitchen has built-in cabinets, cork floors, breakfast bar, stainless steel appliances, gas range, & walk-in pantry. Step outside to your oversized patio with full electric awning for those hot summer days. Upstairs you'll enjoy your master suite with 2 closets & upgraded master bath. Your basement has extra large windows to make it full of light & has a built-in entertainment center, wet-bar, exercise room, bedroom & bathroom.

