

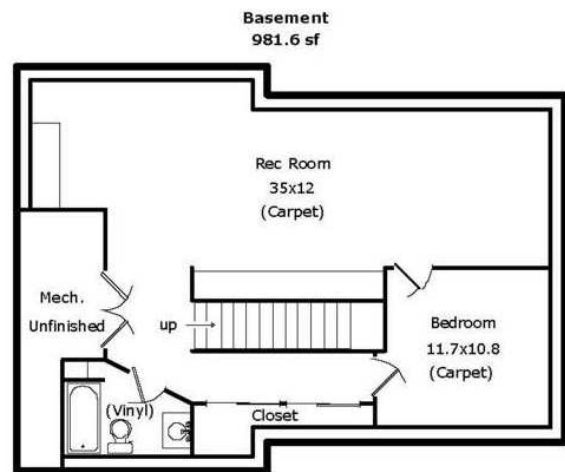
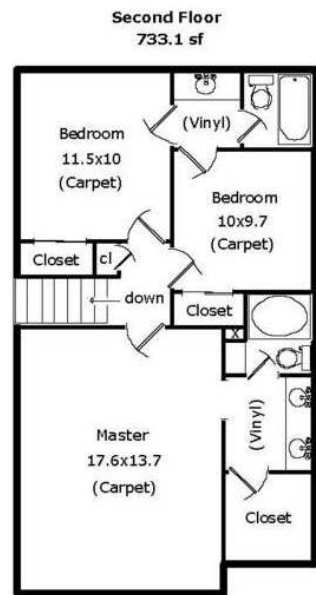
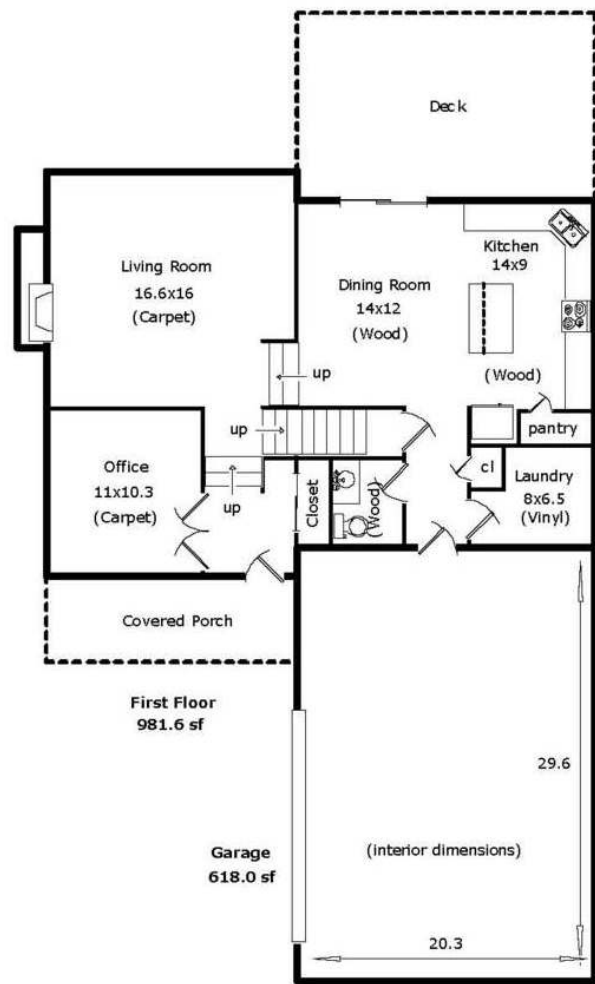


**General Information**

MLS ..... 850678  
 Lot Size ..... 6,600  
 Approx Acres ..... 0.15  
 Electric ..... City of Loveland  
 Water ..... Fort Collins/Loveland  
 Gas ..... Xcel Energy  
 Taxes/Yr ..... \$2,174/17  
 Bedrooms ..... 4  
 Bathrooms ..... 4  
 Subdivision ..... Waterfront  
 Style ..... 2-Story  
 Construction ..... Wood/Frame  
 Floors ..... Wood, Carpet  
 Heating ..... Forced Air  
 Cooling ..... Central A/C

**Inclusions**  
 Electric Range/Oven, Refrigerator,  
 Microwave, Disposal, Clothes Washer,  
 Clothes Dryer, Hot Tub, Attached  
 Shelving in Garage.

**Schools**  
 Elementary ..... High Plains  
 Middle/Jr. .... Conrad Ball  
 High School ..... Mountain View  
 District ..... Thompson R2-J



**6341 Sea Gull Circle  
 Loveland, CO**  
**Total SF: 2695**  
**Total Finished SF: 2606**  
**Fin. w/o Basement: 1713**  
**Basement SF: 982**  
**Basement Finish: 91%**

Scope of Work available on our website.  
 www.appraisaldimensions.com  
 5/15/2018  
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6341 Sea Gull Circle  
 Loveland  
**\$420,000**





**Don't Miss This Amazing 2-Story Home in the Waterfront Subdivision!**

This quiet neighborhood sits on the north end of Boyd Lake with a private community boat dock just a 3-minute drive away. The neighborhood park is down the street with walking trails, a sand volleyball court and swim dock just a few minute walk away.

This house has newer hardwood floors in the kitchen, newer carpet throughout. The fully permitted basement finished in 2012 adds rec space and an add'l bedroom and full bath. Relax on the composite decking and enjoy soaking in the included hot tub.



Upstairs features the master, 2 beds with a Jack and Jill bath. The A/C, furnace and humidifier new in 2013, a 50-year roof in 2015. You won't want to miss this place; the sellers have taken great care of it! Currently this is the only house available on this street!

**Property has been pre-inspected with Blue Ribbon Home Warranty!**

