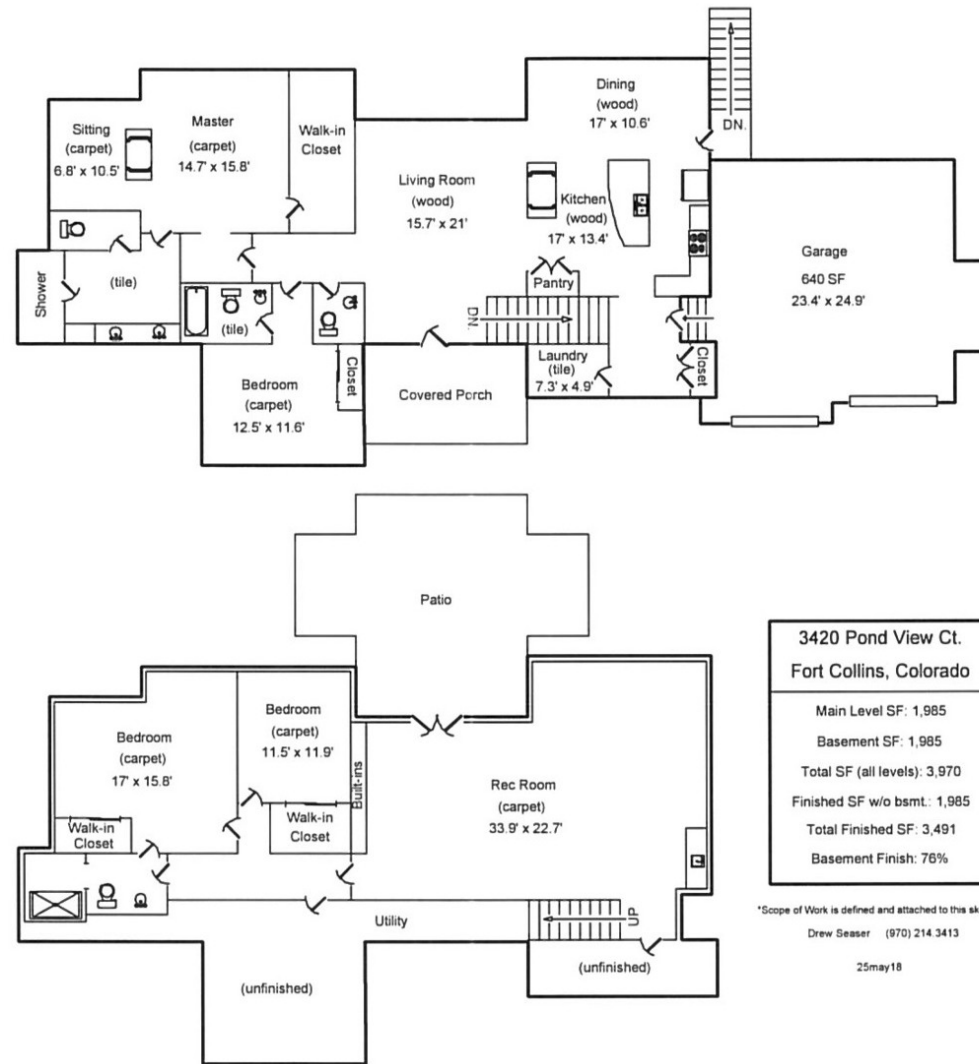




Lot Size ..... 16,352 sq. ft  
 Electric .... City of Fort Collins  
 Water ..... City of Fort Collins  
 Gas ..... Xcel  
 Taxes/Yr ..... \$4,544/17  
 Bedrooms ..... 4  
 Bathrooms ..... 4  
 Subdivision ..... Hidden Pond  
 Style ..... Ranch  
 Construction ... Frame/Stucco  
 Floors ..... Wood, Carpet, Tile  
 Heating ..... Forced Air  
 Cooling ..... Central Air

Inclusions - Cook range, double oven, dishwasher, microwave and window coverings

Schools  
 Elementary ..... Linton  
 Middle/Jr. .... Boltz  
 High School ..... Fort Collins  
 District ..... Poudre R-1



3420 Pond View Ct.  
 Fort Collins, Colorado  
 Main Level SF: 1,985  
 Basement SF: 1,985  
 Total SF (all levels): 3,970  
 Finished SF w/o bsmt.: 1,985  
 Total Finished SF: 3,491  
 Basement Finish: 76%

\*Scope of Work is defined and attached to this sketch.\*  
 Drew Seaser (970) 214 3413  
 25may18

Sketch by Apex Sketch v5 Standard™

[www.KellyMcBartlett.com](http://www.KellyMcBartlett.com)

Information herein deemed reliable but not guaranteed. Distance and measurements are approximate and subject to correction. See our listings at [www.thegroupinc.com](http://www.thegroupinc.com).



# Sleek Custom Built Home



3420 Pond View Court  
Fort Collins

**\$800,000**



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Wonderful Open Floorplan!



Tucked away discreetly in the South East Fort Collins' Hidden Pond neighborhood. With sleek finishes, this 2016 Rose Custom built ranch has a finished walkout basement that overlooks natural open space. With architecture that would fit the French countryside & designed for living comfort: 3 en suite bathrooms, clean lines, high-end tile & wood floors, Euro-style cabinets, hypoallergenic HVAC system w/ two-level zones & energy efficient building. Close to Harmony Rd amenities, yet steps to the private 15 home-only park like pond, coming home is true respite.