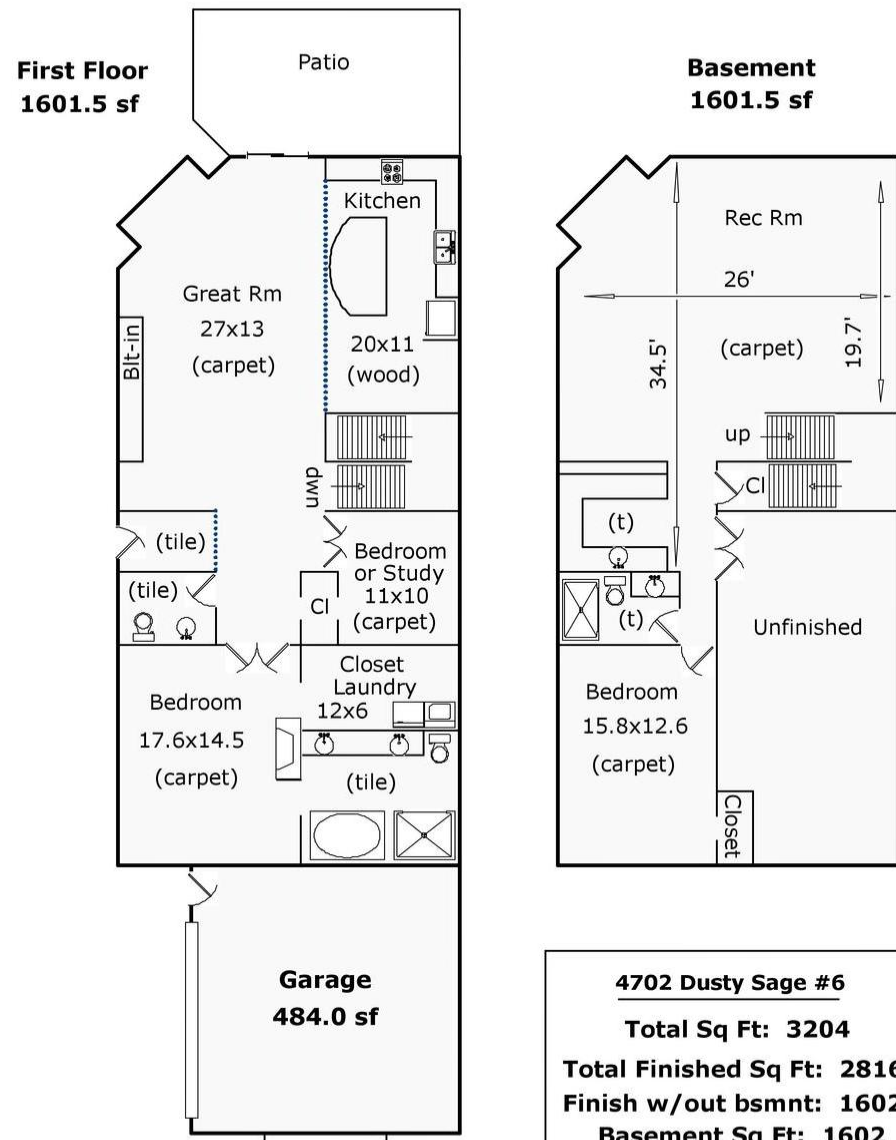


Price Improved!

Scope of Work is on our website
www.appraisaldimensions.com
Cathy Miles, Certified Res. Appraiser
06/09/2014
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4702 Dusty Sage #6
Total Sq Ft: 3204
Total Finished Sq Ft: 2816
Finish w/out bsmnt: 1602
Basement Sq Ft: 1602
Basement Finish: 75%

MLS # 843870
Lot Size 3,204
Approx Acres 0.07
Electric City of Fort Collins
Water .. FTC/LVLD Water District
Gas Xcel Energy
Taxes/Yr \$2,640/2016
Bedrooms 3
Bathrooms 3
Subdivision Harmony Ridge
Style Ranch
Year Built 2001
Construction Wood/Frame,
..... Stone, Stucco
Floors Wood, Carpet, Tile
Heating Forced Air
Cooling Central A/C

Inclusions
Window Coverings, Gas Range/
Oven, Double Oven, Dishwasher,
Refrigerator, Bar Refrigerator,
Clothes Washer, Clothes Dryer,
Microwave, Garage Door Openers

Exclusions
Seller's Personal Property, Natural
Gas Grill, Metal Shelving in Storage
Room

Schools
Elementary Mcgraw
Middle/Jr. Webber
High School Rocky Mountain
District Poudre

Sketch by Apex Sketch v5 Standard™

www.4702dustysage6.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.



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4702 Dusty Sage Dr #6
Fort Collins

\$519,900



Scrumptious ranch plan townhome, fabulous foothills location just minutes from the Kathy Fromme prairie and trails, mountain views are included... Custom finishes throughout- hardwood floors, alder cabinets with etched glass and solid alder doors, \$40K granite upgrade in the master bath, gas range with hood and double ovens, nifty kitchenette/bar with bar frig in the basement plus a giant storage room and custom flooring in the oversized garage- pre-inspected and the Murphy Bed stays!

