



Notable Features

- Huge cul-de-sac lot over 1/2 acre
- Amazing views of water, mountains and Devils Backbone
- Private access to Boedecker Lake
- Snow Removal done by HOA
- Less than a mile from new PGA Golf Course and Mariana Butte too
- Beautifully updated bathrooms
- Laminate floors throughout the main level
- Main floor bedroom (could serve a master) plus a den/study
- Open floor plan with great room
- Kitchen has center island
- RV/Boat Parking
- Fully fenced back yard has large patio area
- Fresh paint inside and out
- Newer roof
- Oversized 2 car garage--570 sq. ft.
- 1 yr. home warranty included

Year Built 1989
 Lot Size 25,676
 Approx Acres 0.59
 Water Little Thompson
 Electric REA
 Gas Xcel
 Taxes/Yr \$1,728/2017
 Bedrooms 5
 Bathrooms 2
 Subdivision Eastlake
 Style 2-story
 Construction ... Wood/Frame, Brick
 Floors Carpet, Vinyl
 Heating Forced Air
 Cooling Central Air
 HOA \$88 Annually

Inclusions--Range/oven,
 dishwasher, refrigerator and
 microwave

Schools
 Elementary Namaqua
 Middle/Jr. Walt Clark
 High School . Thompson Valley
 District Thompson R2J

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



Open Floor Plan



**1208 Eastlake Court
Loveland, Colorado**

\$460,000



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Don't miss out on this lovely 2-story home in peaceful Eastlake Estates. The home sits on .59 ac at the end of a cul-de-sac with access to Boedecker Lake! It boasts amazing views of the mountains & Devil's backbone too. You'll appreciate the open floor plan and updated features including both baths, laminate flooring, paint, newer carpet...the list goes on. Bring your RV/ Boat as there's ample room for them!

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Call for more details