

*Welcome Home!*



*3979 Boulder Drive  
Loveland*

*\$325,000*





**Year Built** ..... 1984  
**Lot Size** ..... 7,405  
**Approx Acres** ..... 0.17  
**Electric** ..... City of Loveland  
**Water** ..... City of Loveland  
**Gas** ..... Xcel  
**Taxes/Yr** ..... \$1,378/2017  
**Bedrooms** ..... 3  
**Bathrooms** ..... 2  
**Subdivision** ..... Northlands  
**Style** ..... Tri-Level  
**Construction** ... Wood/Frame  
**Floors** . Carpet, Laminate, Tile  
**Heating** ..... Forced Air  
**Cooling** ..... Central Air  
**HOA** ..... None

**Inclusions**

**Window Coverings, Electric Range/Oven, Self-Cleaning Oven, Dishwasher, Refrigerator, Microwave, Disposal, Fire Alarms**

**Exclusions**

**Sellers Personal Property, Clothes Washer & Dryer**

**\*Hot Tub is Negotiable\***

**Schools**

**Elementary** ..... Centennial  
**Middle/Jr.** ..... Lucile Erwin  
**High School** ..... Loveland  
**District** ..... Thompson R2-J

*Call For More Information!*

Don't miss out on this well-kept tri-level home. This home features a private backyard, wood burning fireplace, RV parking and no HOA! Close proximity to Lake Loveland and our very own Loveland Sculpture Park. You must see it to believe it!

[www.3979boulder.thegroupinc.com](http://www.3979boulder.thegroupinc.com)



**Nicole Jewell**  
 Broker Associate/Partner  
 (970) 219-1904 Cell  
 (970) 461-7135 Direct  
 njewell@thegroupinc.com



**Ceri Anderson**  
 Broker Associate/Partner  
 (970) 227-9737 Cell  
 (970) 461-7133 Direct  
 canderson@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](http://www.thegroupinc.com).

