

PRICE IMPROVED!

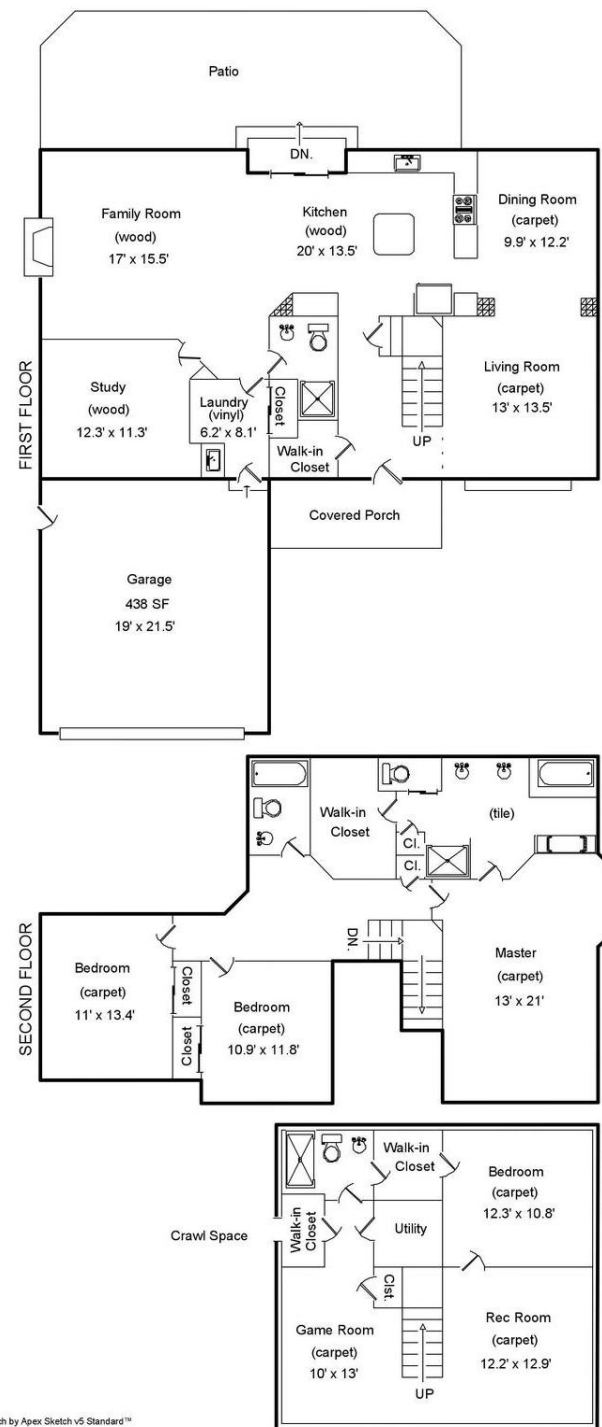


*8008 Hillsboro Court South
Fort Collins*

\$549,500



Lee Cord
Broker Associate/Partner
(970) 215-9658 Cell
(970) 377-6007 Direct
(970) 223-0700 Office
lcord@thegroupinc.com
www.LeeCord.com



8008 S. Hillsboro Ct.
Fort Collins, Colorado

First Floor SF: 1,355
Second Floor SF: 1,096
Basement SF: 735
Total SF (all levels): 3,186
Finished SF w/o bsmt.: 2,451
Total Finished SF: 3,186
Basement Finish: 100%

Scope of Work is defined and attached to this sketch.
Drew Seaser (970) 214.3413
2may18

Sketch by Apex Sketch v5 Standard™

www.8008hillsboro.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.

MLS # 848985
Lot Size 36,587
Approx Acres 0.84
Electric Poudre REA
Water ... FTC/LVLD Water District
Gas Xcel Energy
Taxes/Yr \$2,311/16
Bedrooms 4
Bathrooms 4
Subdivision . Manor Ridge Estates
Style 2-Story
Year Built 1992
Construction . Wood/Frame, Brick/
Brick Veneer
Floors Wood, Carpet, Vinyl
Heating Forced Air
Cooling . Central A/C, Ceiling Fan,
Whole House Fan

Inclusions
Window Coverings, Gas Range/Oven,
Double Oven, Dishwasher,
Microwave, Garage Door Opener,
Storage Shed

Exclusions
Seller's Personal Property, Kitchen
Refrigerator, Clothes Washer,
Clothes Dryer, Garage Hardware,
Tool Hangers, Garage Refrigerator,
Trampoline, Fire Pit

Schools
Elementary Cottonwood
Middle/Jr. Erwin, Lucille
High School Loveland





In beautiful Manor Ridge Estates - this fabulous home has new, new, new throughout, new kitchen (in 2012) include HE dishwasher & dual ovens -new paint- new Anderson windows (all windows in 2017) with custom Hunter/Douglas blinds, gleaming hardwood floors, main floor study/bedroom & 3/4 bath, spacious backyard right next to vacant land, wonderful deck for entertaining- easy access to Loveland or Fort Collins and I-25...pre-Inspected with Home Warranty - walk to the elementary school.

