



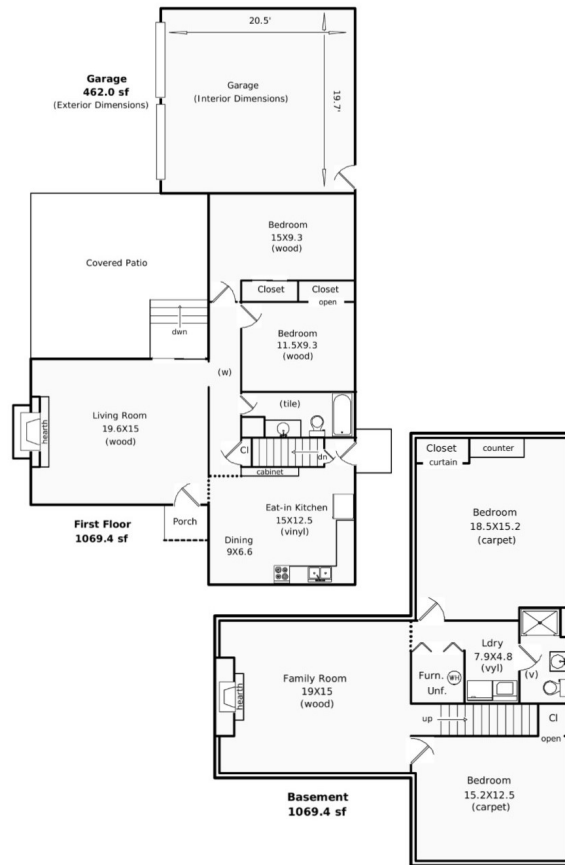
1605 James Drive

Fort Collins, CO

\$325,000

Don't miss this brick, ranch style home just West of Lake Loveland! Move in Ready! 4 bedrooms with 2 on the main floor boasting hardwood floors and 2, nonconforming, in the basement could be flex space or an office! Full, main floor bathroom has been completely remodeled! New furnace, A/C, refrigerator, electric range and microwave. New landscaping, fence and sprinkler system and a wonderful covered patio! A great opportunity on a fantastic corner lot!





GENERAL INFORMATION

Living Room	19 x 15
Dining Room	09 x 07
Kitchen	15 x 13
Family Room	19 x 15
Master Bedroom	15 x 09
Bedroom 2	12 x 09
Bedroom 3	18 x 15
Bedroom 4	15 x 12
Lot Size	8,428
Approx Acres	0.19
Electric	City of Loveland
Water	City of Loveland
Gas	Xcel Energy
Taxes/Yr	\$1,174/17
Bedrooms	4
Bathrooms	2
Subdivision	Jacobson
Style	Ranch
Construction	Brick/Brick Veneer
Floors	Laminate, Wood, Carpet
Heating	Forced Air
Cooling	Central A/C

INCLUSIONS

Window Coverings, Electric Range/
Oven, Dishwasher, Refrigerator,
Microwave, Clothes Washer and
Dryer

SCHOOLS

Elementary	Van Buren
Middle/Jr.	Bill Reed
High School	Loveland
District	Thompson R2-j

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



Marketed by:
Eric Hansen
Broker Associate/Partner
(970) 342-3018 Cell
(970) 377-4956 Direct
(970) 229-0700 Office
ehansen@thegroupinc.com
www.TheGroupInc.com

