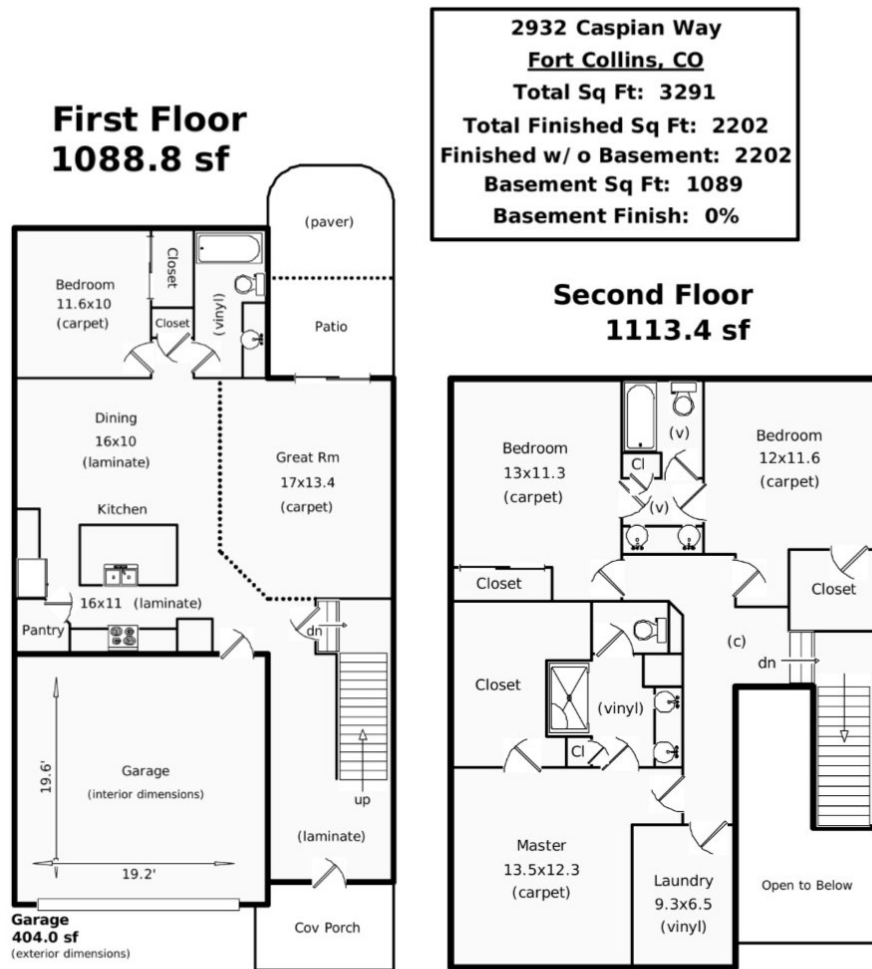


*Wonderful Townhome in SE Fort Collins!*

Lot Size ..... 2,771  
 Approx Acres ..... 0.06  
 Electric ..... City of Fort Collins  
 Water ..... City of Fort Collins  
 Gas ..... Xcel Energy  
 Taxes/Yr ..... \$2,685/17  
 Bedrooms ..... 4  
 Bathrooms ..... 3  
 Subdivision ..... Rigden Farm  
 HOA ..... \$410.00/Year  
 Year Built ..... 2015  
 Style ..... 2-Story  
 Construction ..... Wood/Frame  
 Floors ..... Laminate, Carpet  
 Heating ..... Forced Air  
 Cooling ..... Central A/C

**Inclusions**  
 Window Covering, Electric Range/Oven,  
 Dishwasher, Refrigerator, Microwave

**Schools**  
 Elementary ..... Riffenburgh  
 Middle/Jr. .... Lesh  
 High School ..... Fort Collins  
 District ..... Poudre



## 2932 Caspian Way Fort Collins

Information herein deemed reliable but not guaranteed. Distance and measurements are approximate and subject to correction. See our listings at www.thegroupinc.com. May 31, 2018



**Offered at**  
**\$400,000**

*Joanne DeLeon*

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 (970) 229-0700 office | jdeleon@thegroupinc.com | www.joannedeleon.com





## *Popular Rigden Farm Subdivision!*

Like new townhome with 4 bedrooms (main floor bed could also be a study – guest - or mother-in-law suite). 3 baths, 2 car garage, low HOA! Granite counters in the kitchen and baths, tile inlay in 3 full baths! Open concept w/wood laminate floors in foyer, kitchen and dining area. The kitchen also features a large center island, pantry, ample cabinets and stainless appliances. 3 bedrooms up feature a large master with 4 piece bath and large walk-in closet. 2 other bedrooms up are good size. The laundry is also up for ease! Large unfinished basement & oversized garage. Patio off the great room. Quiet home, built by Savant w/double spaced insulation. Neighborhood has bike and walking trails which connect to the bike paths.

