



*Well Cared For
Tri-Level Home*

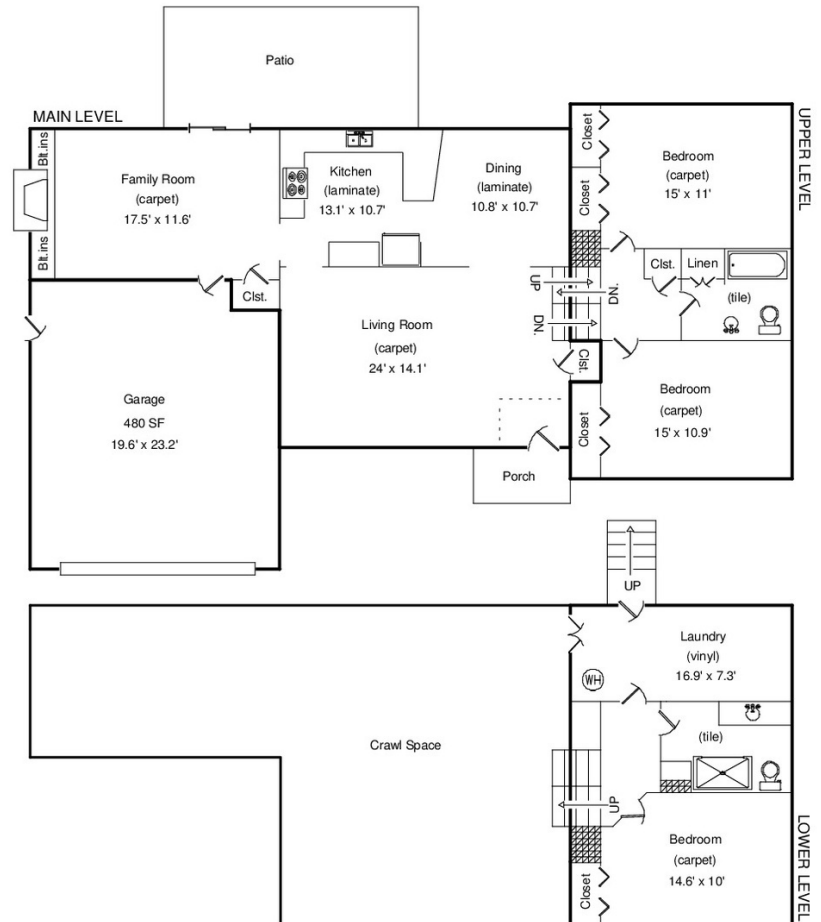
2200 S. Arthur Avenue
Loveland

\$334,900



Call For More Information!

Pride of ownership shines throughout this well cared for tri-level home in desirable Derby Hill area! RV parking and no HOA make this home very attractive! Gorgeous backyard complete with 6 ft. fencing, sprinkler system, hot tub, garden beds, beautiful trees with access into the laundry area of the home! You can move right in this clean 3 bedroom, 2 bathroom home w/ separate living & family room including gas fireplace. All appliances stay, washer & dryer too!



Year Built 1972
Lot Size 11,250
Approx Acres 0.26
Electric City of Loveland
Water City of Loveland
Gas Xcel
Taxes/Yr \$1,376/2017
Bedrooms 3
Bathrooms 2
Subdivision Derby Hill
Style Tri-Level
Construction .. Wood/Frame
Floors ... Carpet, Laminate, Vinyl
Heating Forced Air
Cooling Central Air
HOA None

Inclusions

Window Coverings, Electric Range/Oven, Dishwasher, Microwave, Refrigerator, Disposal, Hot Tub, Clothes Washer & Dryer, Freezer in Laundry Room, Garage Door Openers

Exclusions

Sellers Personal Property, Wine Refrigerator in Laundry Room

Schools

Elementary Carrie Martin
 Middle/Jr. Bill Reed
 High School Thompson Valley
 District Thompson R2-J

2200 S. Arthur Ave.
 Loveland, Colorado

Main Level SF: 905
 Upper Level SF: 554
 Lower Level SF: 479
 Total SF (all levels): 1,938
 Total Finished SF: 1,938

Scope of Work is defined and attached to this sketch.
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 4June18



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