



4420 Ann Street  
Fort Collins, CO 80526

MLS # 948061  
PRICE \$299,000

## Rare Horsetooth Lake Property



Single Family 780 SQFT 2 Beds 0/1 Baths 0.34 Acre

## PROPERTY DETAILS

Location Location Location! Your chance to Live Off Grid or the possibly to connect to City water and sewer! Located at the end of a private road, no traffic adjacent to the dwelling. Immerse yourself in crazy beautiful sunsets and sunrises from inside and outside of the house and gorgeous private Sunken Patio. Amazing Views of Horsetooth Reservoir and Spring Canyon Valley. Just minutes away from trails at Soderberg Trailhead to the north, Blue Sky Trail to the south, Loveland's Devils Backbone Trail and Horsetooth Mountain Open Space to the west. Two nice-sized bedrooms at opposite ends of the home. Electric and passive solar heated, very efficient thermally with incredibly low utility bills. The owner worked with a green-loving engineer to make it energy efficient. Water source is a 300 gallon cistern at the top of the property to provide energy-free water pressure. Sinks and shower empty into a 1200 gallon grey-water vault.



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