



13365 Federal Court
 Broomfield, CO 80020
COMMUNITY: Westlake Village

MLS # 1891153
PRICE \$540,000



Single Family 2070 SQFT 4 Beds 2 Baths 4 Car 0.24 Acre

PROPERTY DETAILS

Desirable home in the Westlake subdivision. This huge corner lot feels like it is on a private park, with mature trees and lots of privacy. Xeriscaped for low maintenance and water savings. Close to walking trails, lake, park and schools. Well maintained home with hardwood floors as you enter lead into the open living room, with a cozy fireplace on one side or branches off to the kitchen and dining area on other side. The kitchen has granite counters and newer lighting, newer faucets, fixtures and stainless appliances stay. Upstairs are 3 bedrooms and full shared bath, the primary bedroom has a private sink off the bathroom. On the lower level is a large 4th bedroom, full bath and family room. There are newer windows and blinds throughout the home, newer a/c, newer water heater and radon mitigation system installed. In the basement you will find unfinished open space. You have the option to keep down here or move back to the utility room on the lower level. On the southside of the home is a private stamped concrete patio perfect for entertaining. There is a small perennial garden with room to add yard art and there are raised garden beds in the backyard for all you favorite veggies. The backyard has private gate to bring in the RV, razor, 4 wheelers, or if your a mechanic room to keep the dream car project. The large tandem pass-through garage give lots of options for parking or workshop. Additionally, this home includes 14 month blue ribbon home warranty.



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13365 Federal Court, Broomfield, CO 80020 – All Floors



GROSS INTERNAL AREA
Below Ground: 0 sq. ft, Below Ground: 505 sq. ft, FLOOR 3: 1250 sq. ft, FLOOR 4: 571 sq. ft
EXCLUDED AREAS: UNFINISHED BASEMENT: 418 sq. ft, PATIO: 371 sq. ft, FIREPLACE: 6 sq. ft
TOTAL: 2326 sq. ft
MEASUREMENTS CALCULATED BY V1Photos.COM ARE DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



Disclaimer: Sizes and Dimensions are Approximate, Actual May Vary.



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