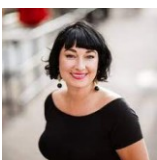




 Single Family
  1654 SQFT
  3 Beds
  3 Baths
  1 Car

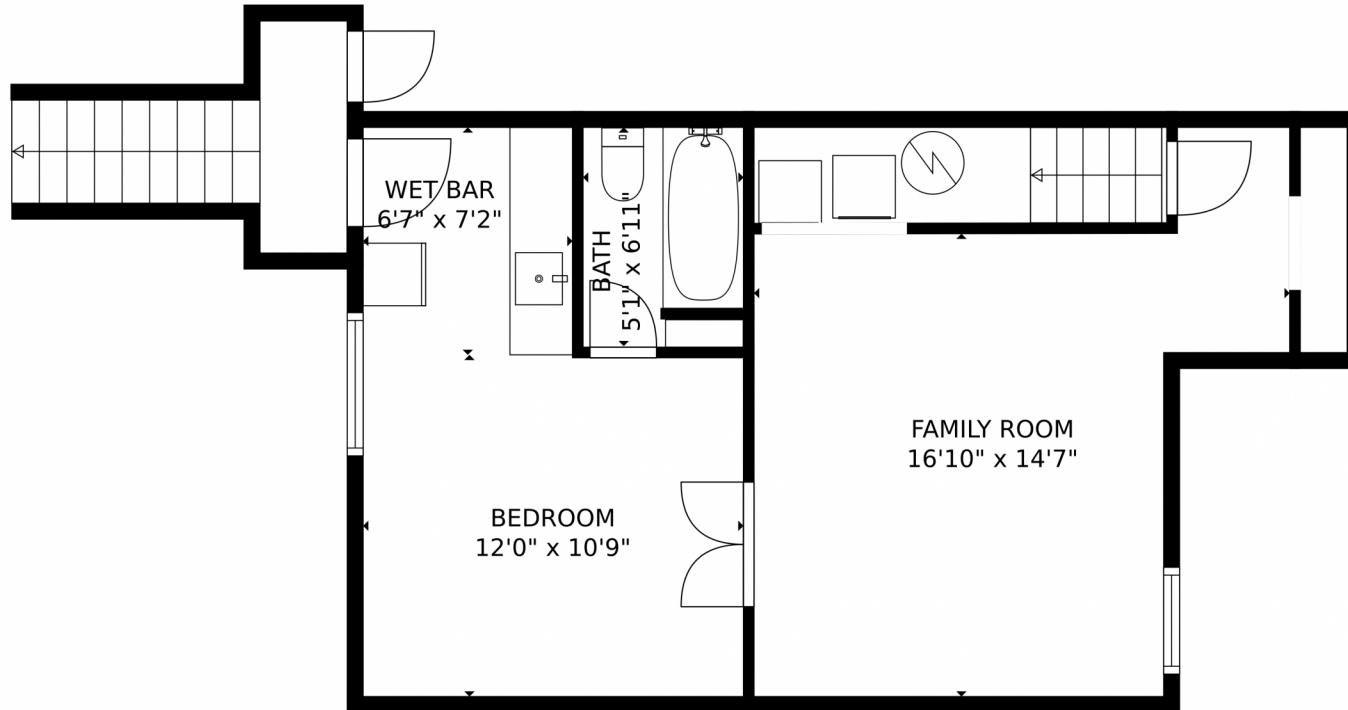
PROPERTY DETAILS

1 year lender paid Buydown - Call Tana Atwood at (970) 214-5395. Stunning Home in Ideal Location! Exquisite property, meticulously maintained. Private fenced yard, expansive deck. Versatile basement potential mother-in-law apartment. Wood-burning fireplace. Recent updates: windows (2021), flooring (2019), roof (2016), exterior paint (2019), kitchen cabinets and countertops (2019), radon mitigation. HOA covers water, sewer, yard maintenance, exterior, hazard insurance. Close to trails and reservoir. Perfect blend of beauty, comfort, and convenience!



Kristie Dehn
 970-980-1668
 kristie@hopsandhomes.com

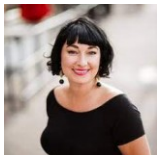




GROSS INTERNAL AREA
Below Ground: 492 sq. ft, FLOOR 2: 499 sq. ft, FLOOR 3: 460 sq. ft
EXCLUDED AREAS: GARAGE: 241 sq. ft, PORCH: 148 sq. ft, DECK: 153 sq. ft
TOTAL: 1451 sq. ft
MEASUREMENTS CALCULATED BY V1Photos.com ARE DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



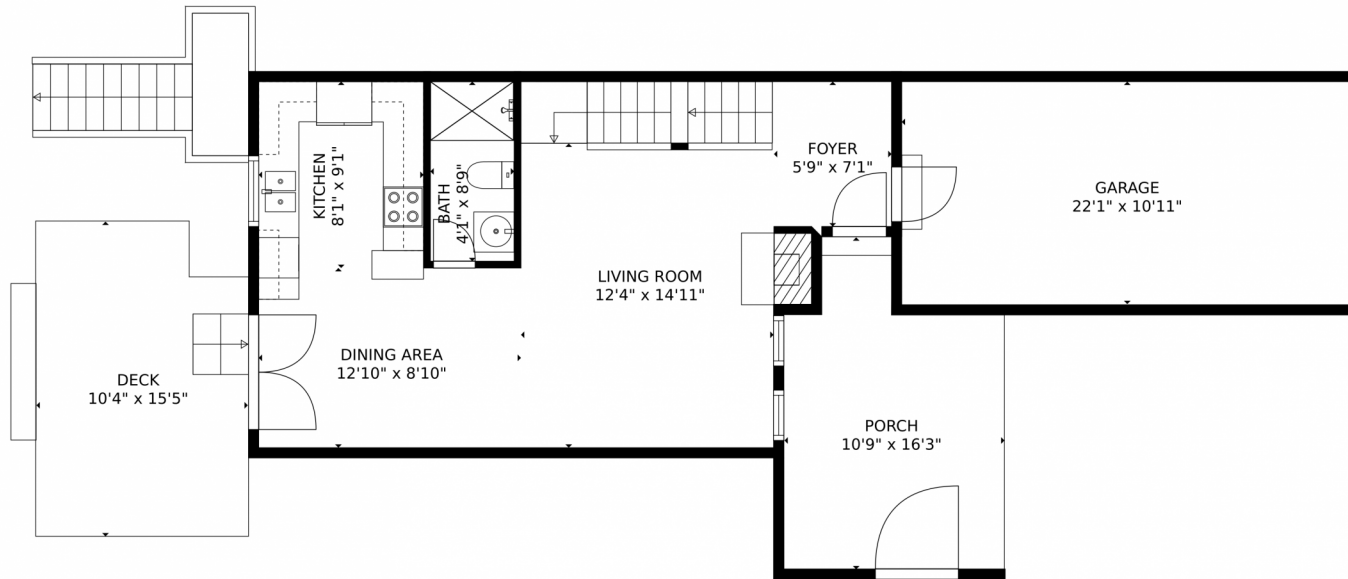
Disclaimer: Sizes and Dimensions are Approximate, Actual May Vary.



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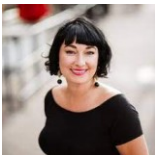
3206 Sumac Street, Fort Collins, CO 80526 – Main Level



GROSS INTERNAL AREA
Below Ground: 492 sq. ft, FLOOR 2: 499 sq. ft, FLOOR 3: 460 sq. ft
EXCLUDED AREAS: GARAGE: 241 sq. ft, PORCH: 148 sq. ft, DECK: 153 sq. ft
TOTAL: 1451 sq. ft
MEASUREMENTS CALCULATED BY V1Photos.com ARE DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



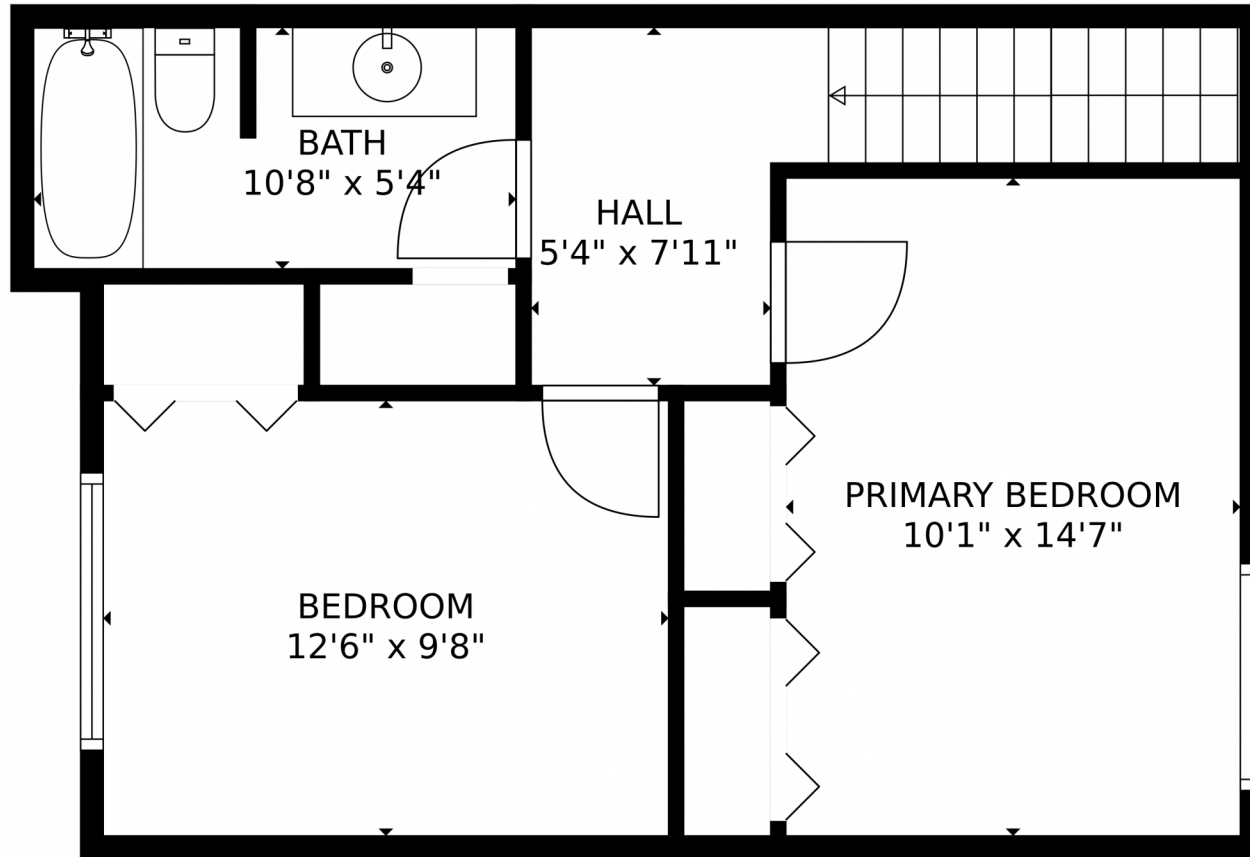
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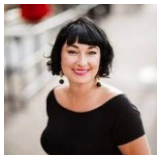
3206 Sumac Street, Fort Collins, CO 80526 – Upper Level



GROSS INTERNAL AREA
Below Ground: 492 sq. ft, FLOOR 2: 499 sq. ft, FLOOR 3: 460 sq. ft
EXCLUDED AREAS: GARAGE: 241 sq. ft, PORCH: 148 sq. ft, DECK: 153 sq. ft
TOTAL: 1451 sq. ft
MEASUREMENTS CALCULATED BY V1Photos.com ARE DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



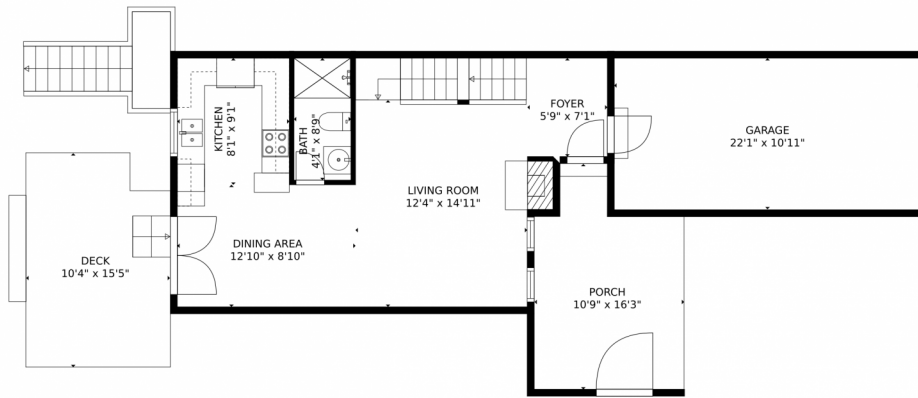
Disclaimer: Sizes and Dimensions are Approximate, Actual May Vary.



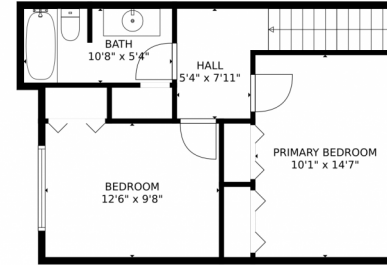
Kristie Dehn
970-980-1668
kristie@hopsandhomes.com



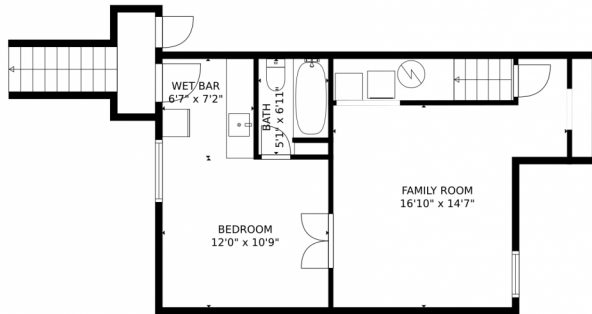
3206 Sumac Street, Fort Collins, CO 80526 – All Levels



FLOOR 2



FLOOR 3

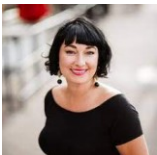


FLOOR 1

GROSS INTERNAL AREA
Below Ground: 492 sq. ft, FLOOR 2: 499 sq. ft, FLOOR 3: 460 sq. ft
EXCLUDED AREAS: GARAGE: 241 sq. ft, PORCH: 148 sq. ft, DECK: 153 sq. ft
TOTAL: 1451 sq. ft
MEASUREMENTS CALCULATED BY V1Photos.com ARE DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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