



1601 N College Ave. Lot 338  
 Fort Collins, CO 80524  
**COMMUNITY:** North College

MLS # 5860  
**PRICE \$220,000**



Mobile/Manufactured Home



1738 SQFT



3 Beds



2 Baths



2 Car



0.12 Acre

## PROPERTY DETAILS

Welcome to your dream home in a serene 55+ gated community! This meticulously maintained 3 bed, 2 bath gem boasts luxury and comfort at every turn. Spacious bedrooms with walk-in closets provide ample storage. The primary suite offers a peaceful retreat with a full bath. The gourmet kitchen features a pantry, island, breakfast bar, gas range, and new dishwasher. Enjoy the sunroom or entertain on the large deck with a privacy fence. This home is loaded with upgrades including laminate flooring, recessed lighting, newer water heater, new plumbing, new furnace and newer roof. The 2-car garage with attached shop offers ample space. Outside, there's a productive garden on a large corner lot. Take advantage of the nearby common area for walking your dog or visit the fenced dog park. Don't miss the opportunity to call this exceptional property your own.



**Aubree Becker**

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