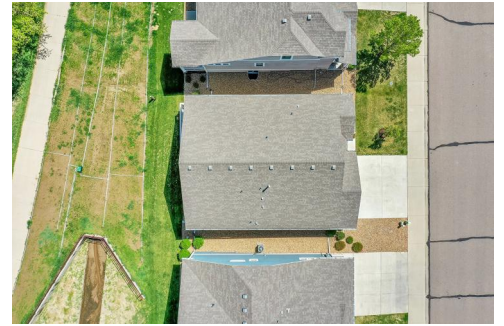




8109 River Run Drive  
 Greeley, CO 80634  
 COMMUNITY: River Run at Poudre River Ranch



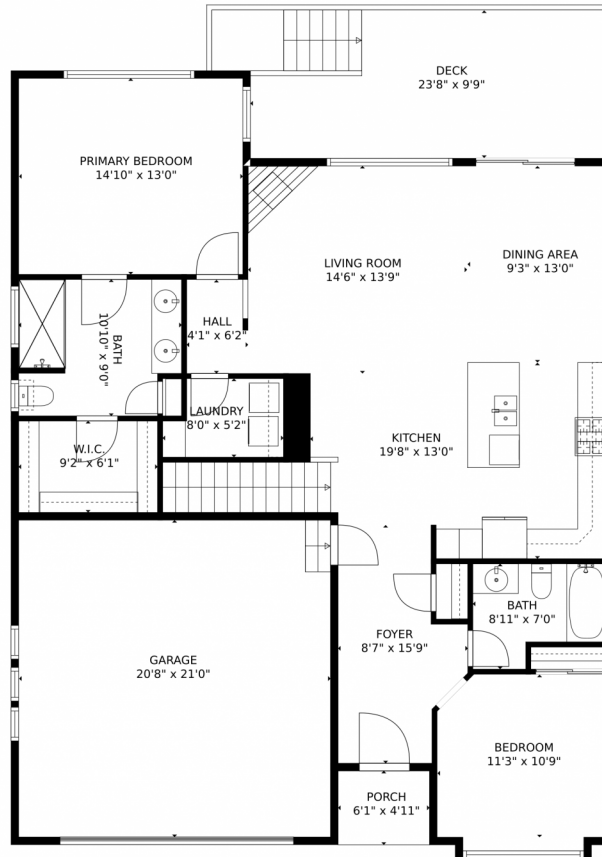
 Single Family
  2872 SQFT
  3 Beds
  3 Baths
  2 Car
  0.05 Acre



**Shelley Ball-Paddock**  
 970-381-4818  
 shellyb@searsrealestate.com



# 8109 River Run Drive, Greeley, CO 80634 – Main Level



**TOTAL: 2448 sq. ft**  
Below Ground: 1114 sq. ft, FLOOR 2: 1334 sq. ft  
EXCLUDED AREAS: BASEMENT: 174 sq. ft, ELECTRICAL ROOM: 40 sq. ft, DECK: 244 sq. ft,  
PORCH: 30 sq. ft, GARAGE: 434 sq. ft, EMBEDDED WINDOW: 8 sq. ft  
MEASUREMENTS CALCULATED BY V1Photos.com ARE DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



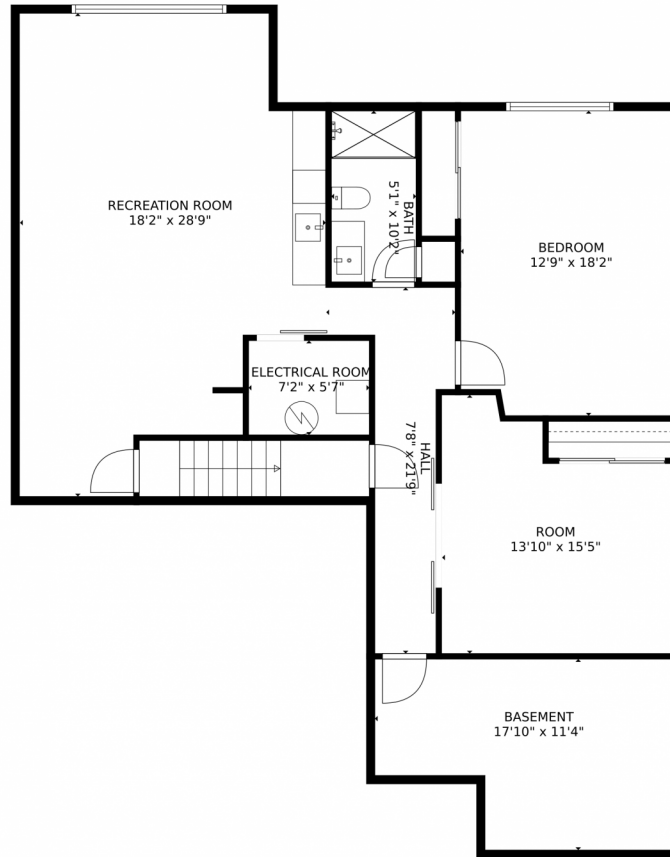
Disclaimer: Sizes and Dimensions are Approximate, Actual May Vary.



**Shelley Ball-Paddock**  
970-381-4818  
shelleyb@searsrealestate.com



8109 River Run Drive, Greeley, CO 80634 – Lower Level



**TOTAL: 2448 sq. ft**  
Below Ground: 1114 sq. ft, FLOOR 2: 1334 sq. ft  
EXCLUDED AREAS: BASEMENT: 174 sq. ft, ELECTRICAL ROOM: 40 sq. ft, DECK: 244 sq. ft,  
PORCH: 30 sq. ft, GARAGE: 434 sq. ft, EMBEDDED WINDOW: 8 sq. ft  
MEASUREMENTS CALCULATED BY V1Photos.com ARE DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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Scan code for more property details

A QR code is provided for scanning to access more property details. To the left of the QR code is a small icon of a smartphone displaying a list of items.

# 8109 River Run Drive, Greeley, CO 80634 – All Levels



**TOTAL: 2448 sq. ft**  
Below Ground: 1114 sq. ft, FLOOR 2: 1334 sq. ft  
EXCLUDED AREAS: BASEMENT: 174 sq. ft, ELECTRICAL ROOM: 40 sq. ft, DECK: 244 sq. ft,  
PORCH: 30 sq. ft, GARAGE: 434 sq. ft, EMBEDDED WINDOW: 8 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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