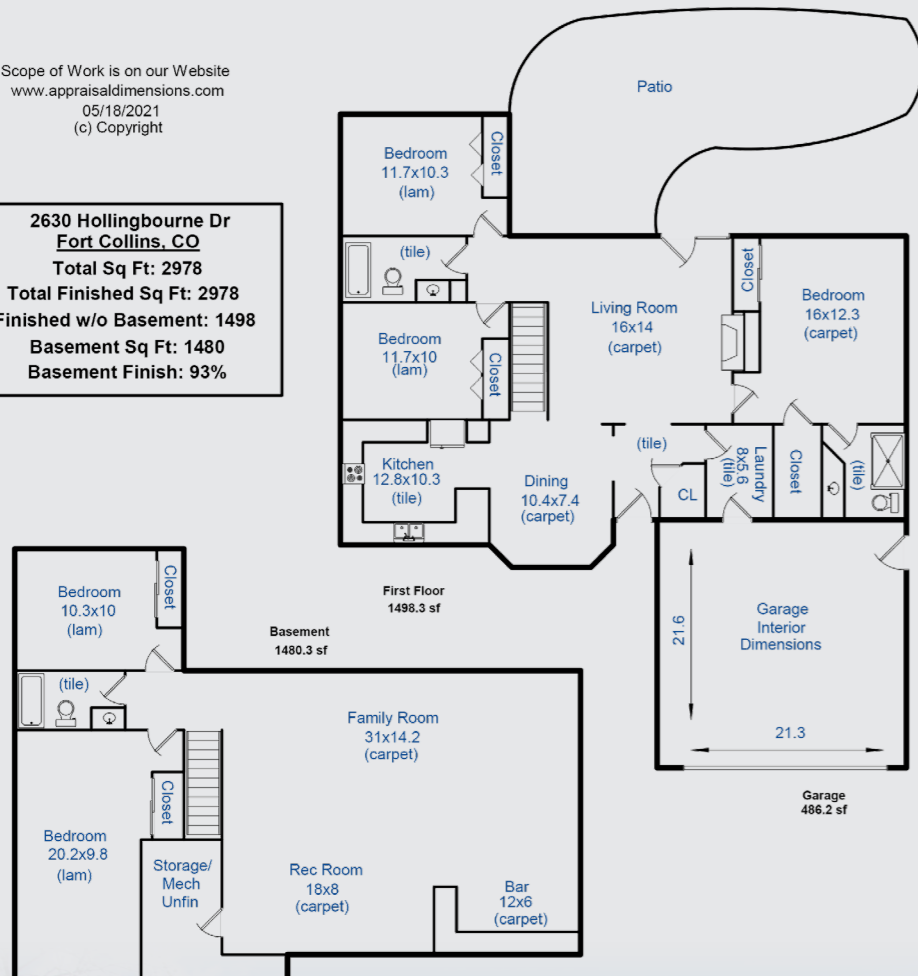


Scope of Work is on our Website  
www.appraisaldimensions.com  
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**2630 Hollingbourne Dr  
Fort Collins, CO**  
Total Sq Ft: 2978  
Total Finished Sq Ft: 2978  
Finished w/o Basement: 1498  
Basement Sq Ft: 1480  
Basement Finish: 93%



Lot size ..... 6,510 SF  
Acres..... 0.15  
Taxes.....\$3,055/2020  
Bedrooms ..... 5  
Bathrooms ..... 3  
Heating..... Forced Air  
Cooling.....A/C  
Sub ..... Fairbrooke  
HOA ..... None  
Garage..... 2 Car Attached  
Year Built..... 1987  
Construction .....Wood/Frame/Brick  
Square Feet ..... 2,978  
Finished Sq Ft..... 2,978  
Main..... 1,498  
Basement..... 1,480  
Electric..... City of Fort Collins  
Water ..... City of Fort Collins  
Gas ..... Xcel  
Elementary .....Bauder  
Middle ..... Blevins  
High ..... Rocky Mountain  
District .....Poudre

Inclusions: Window Coverings, Electric Range/Oven, Dishwasher, Refrigerator, Clothes Washer, Clothes Dryer, Microwave

Exclusions: Seller's Personal Property.



# 2630 Hollingbourne Drive

Fort Collins | \$500,000

INSTITUTE for LUXURY HOME MARKETING

MEMBER



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Welcome to 2630 Hollingbourne Dr. Located in the heart of Fort Collins, this home was immaculately maintained and includes new carpet as well as new exterior and interior paint. Sitting on a corner lot, this home has mature landscaping and a big back yard with a large back patio. Furnace, water heater, AC, and fireplace were all recently serviced and the house professionally cleaned. This home is a great investment opportunity with 3 bedrooms upstairs and 2 more in the newly finished basement. Close to Colorado State University, Old Town, and Horsetooth Reservoir, this location can't be beat. Come by and see it today as this home won't last long!

