



2433 Helena Court LOVELAND, COLORADO
OFFERED AT \$730,000





LOVELAND, COLORADO

Colorado's Sweetheart City



The town of Loveland rests north along the Front Range near Fort Collins.

Colorado's Sweetheart City has become famous for its Valentine's Day love-stamp program, but its bronze foundries, numerous galleries and local art program are equally impressive.

Each August, during Sculpture in the Park, Loveland's large community of local sculptors (about 200) converge in Benson Sculpture Garden to sell their work. A month later the town hosts the nation's largest exhibit of prehistoric arrowheads at the Stone Age Fair. A step inside the Loveland Museum/Gallery will bring you close to this town's history; period rooms and changing exhibits, plus educational classes and an art gallery round out its offerings. And a stroll through the stunning works of Zimbabwean artists at the Chapungu Sculpture Park will leave you in awe. While in town, make sure you visit the Love Lock sculpture, where you can buy a lock, have it engraved and lock your love.

There's plenty to do outside here. Loveland is near the foothills and rivers, so natural pleasures from biking, hiking, horseback riding and fishing are close at hand. The Lake Loveland Swim Beach is popular with families during the summer months and Devil's Backbone Open Space opens the door to wildlife watching, 12 miles of trails and the keyhole — a unique arch within the backbone that you can hike right through. Or, head to Boyd Lake State Park for camping, boating, wakeboarding, biking, hiking and pretty much any outdoor fun you can think of, all with stunning Rocky Mountain views.

Outlet shopping, Colorado Eagles hockey games, the Foote Lagoon Concert Series, craft breweries and distilleries, and an eminently walkable downtown will keep your Loveland itinerary full throughout the year.



WELCOME TO 2433 HELENA COURT IN LOVELAND, COLORADO.

This home sits on a gorgeous half-acre lot with stunning views of the mountains, lake views, 3 car garage, and meticulously cared for landscaping. With some updating this 3,849 sq ft 5 bed 4 bath home is a dream.

Upon entry you are greeted with hardwood floors that lead into a separate dining room. Separated by the dining room and kitchen are 2 living/family rooms with floor to ceiling stone and brick wood burning fireplaces. Right outside is a large deck, overlooking the sprawling backyard with those vast mountain views. The Primary bedroom is right upstairs with its own primary bathroom and large walk-in closet. The finished basement includes very large non-conforming bedroom as well as another family room with an included built in bar. When you exit the walk-out basement, you step into an enclosed porch area, great for year long enjoyment.

This area is also wired and ready for a hot tub. Located down the street from Ryan Gulch Reservoir, a short drive to Highway 287, King Soopers, and tons of restaurants/shopping, this home is an amazing opportunity to live in one of the greatest areas Colorado has to offer.









INTERIOR FEATURES

- New Appliances
- Hardwood Floors in Entrance, Kitchen, and Dining
- 2 Wood Burning Fire Places
- 2 Living Areas on Main Level
- Wood Beams in Living Room
- Vaulted Ceilings
- Walk Out Basement
- Basement Bar

EXTERIOR FEATURES

- Large Redwood Back Deck
- Stunning Mountain Views
- Access to Ryan Gulch Reservoir Available for Purchase
- Community Pool included in HOA
- Half Acre Lot
- Enclosed Patio
- Hot Tub Hookups Ready
- Free and Clear Solar Panels (Currently Turned Off)
- New Roof 2016
- 3 Car Garage
- Garage Heater



GENERAL PROPERTY INFORMATION

Total Square Feet	2,196
Finished Square Feet	1,654
Bedrooms	5
Bathrooms	4
Garage	3 Car Attached
Heating	Baseboard
Cooling	Ceiling Fans
Gas	Xcel
Electric	City of Loveland
Water	City of Loveland
Style	2-Story
Year Built	1977
Construction	Wood/Frame, Brick

TAXES/HOA

Taxes	\$2,118/2022
Subdivision	Lakeside Terrace
HOA	\$631/Year
Metro District	None

SCHOOLS

Elementary	Kitchen (bf)
Middle	Reed (bill)
High	Thompson Valley
District	Thompson R2-j

INCLUSIONS

Refrigerator, Dishwasher, Microwave, Oven/Stove, Window Blinds/Coverings, Basement Refrigerator, Basement Bar.

EXCLUSIONS

Seller's Personal Property.



Scan for Property website:
More photos, 3D tour,
Video, 360° Drone Views



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