

GENERAL PROPERTY INFORMATION

Total Square Feet 4,160
 Finished Square Feet 3,408
 Bedrooms 4
 Bathrooms 3
 Garage 3 Car Attached
 Heating Baseboard Heat, Fireplace
 Cooling Swamp Cooler, Fans
 Gas -
 Electric PV REA
 Water Spring Canyon Water
 Style Ranch
 Year Built 1982
 Construction Wood/Frame

TAXES/HOA

Taxes \$3,198/2022
 Subdivision Spring Canyon Heights
 HOA None
 Metro District None

SCHOOLS

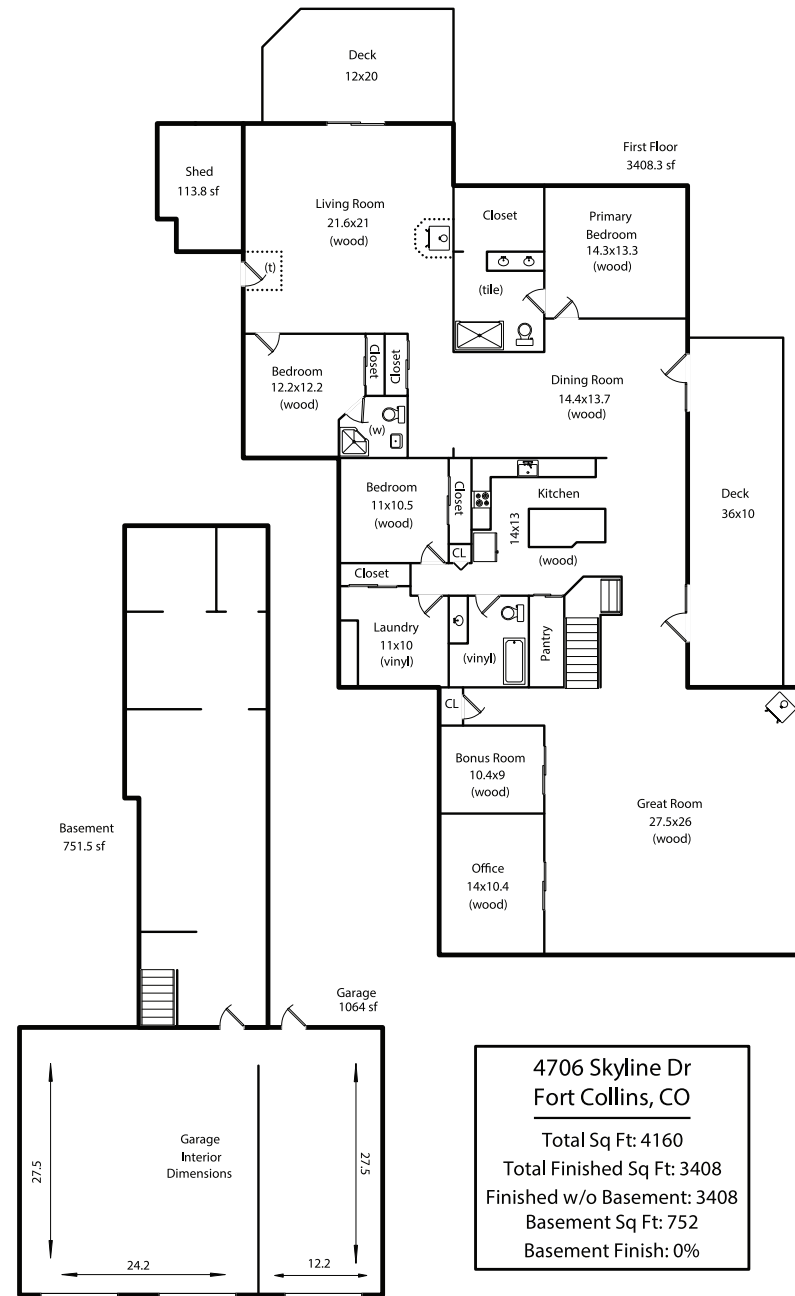
Elementary Mcgraw
 Middle Webber
 High Rocky Mountain
 District Poudre

INCLUSIONS

Refrigerator, Dishwasher, Microwave,
 Oven/Stove, Window blinds/coverings,
 Clothes Washer and Dryer, Hot Tub.

EXCLUSIONS

Seller's Personal Property, Light Fixture
 above dining room table, metal wagon
 wheels lining east side of upper driveway.



4706 Skyline Drive FORT COLLINS, COLORADO
OFFERED AT \$885,000



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WELCOME TO *paradise!*



Enjoy peace and serenity nestled in this one-of-a-kind striking mountain home. Take in some of the best views of Horsetooth Reservoir and Inlet Bay.

Dine from your newly installed 360 square foot deck or as you look through the large windows that bring this breathtaking location into every room of this spacious property. Just inside, upscale finishes throughout the open floorplan compliment this exceptional location. Gourmet kitchen boasts an 8' butcher block island, luxury stainless steel appliances and walk-in pantry.



This luxurious foothills retreat is just 20 minutes from the heart of Fort Collins and near many hiking and walking trails. Enjoy the fenced in yard and have a peace of mind while your pets enjoy the covered dog run while they look over the neighborhood.

The basement is currently 80% finished, and there is plenty of room for all your toys in the oversized 3 car garage, with additional detached 12x16 garage and a shed. Property has 2 driveways and RV parking, including exterior 50 amp service!

This home is perfect for you personally or as an investment property.

