



1648 Greenstone Trail

FORT COLLINS, COLORADO 80525 | OFFERED AT \$1,000,000





FORT COLLINS, COLORADO

Choice City with over 300 days of sunshine per year!

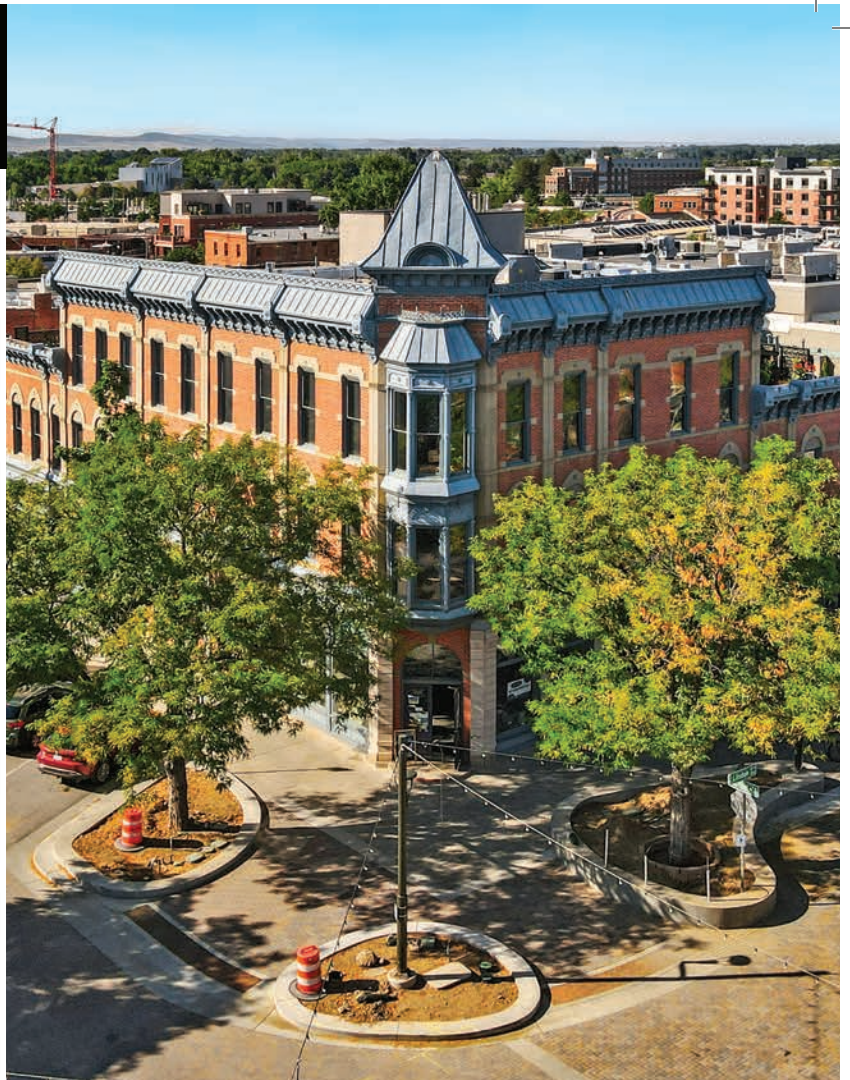


HISTORY

Legend has it that in the early 1800's, French-Canadian fur traders were caught in a tremendous snowstorm. To lighten their load, they buried large amounts of gunpowder ("Poudre" in French) in a hiding place ("Cache") along the banks of a river – the Cache la Poudre River, which runs through modern-day Fort Collins.

In 1862, Camp Collins was built by the ninth Kansas Volunteer Cavalry to protect travelers and settlers along the Colorado branch of the Overland Trail. A flood in June 1864 sent the soldiers to higher ground near present-day Old Town.

The Colorado Central Railroad arrived in 1877, and Fort Collins became a thriving agricultural center. Colorado Agricultural & Mechanical College constructed its first classroom building, later called Old Main, in 1879, further establishing Fort Collins as the economic and cultural center of the region. The school was renamed Colorado State University in 1957.



WELCOME HOME TO 1648 GREENSTONE TRAIL IN BEAUTIFUL
Fort Collins, Colorado.

This 4 bed 3.5 bath custom ranch style home sits on a large, half acre, corner lot with mature landscaping, a 3 car garage, and amazing views of Fossil Creek Reservoir. Walking through the stunning entry way, you are greeted with tall ceilings, a private office, and 1 of 2 main level living areas. The spacious kitchen includes a large pantry, custom cabinets, new quartz countertops, a Viking gas cooktop, GE profile refrigerator and new GE electric double convection oven/microwave. Step away into your large primary bedroom complete with a large walk in closet, 5 piece luxury bathroom, and access to the back deck where you'll also find the hot tub. The sprawling walk-out basement is ready for entertaining or relaxing with 2 large living areas, a wet bar, a work out room, 2 bedrooms, and plenty of storage to spare. Out back spend your summers enjoying the large koi pond with a waterfall, covered patio, large covered deck, and natural gas fire pit.

This home is a rare find in one of the best locations all of Colorado has to offer.

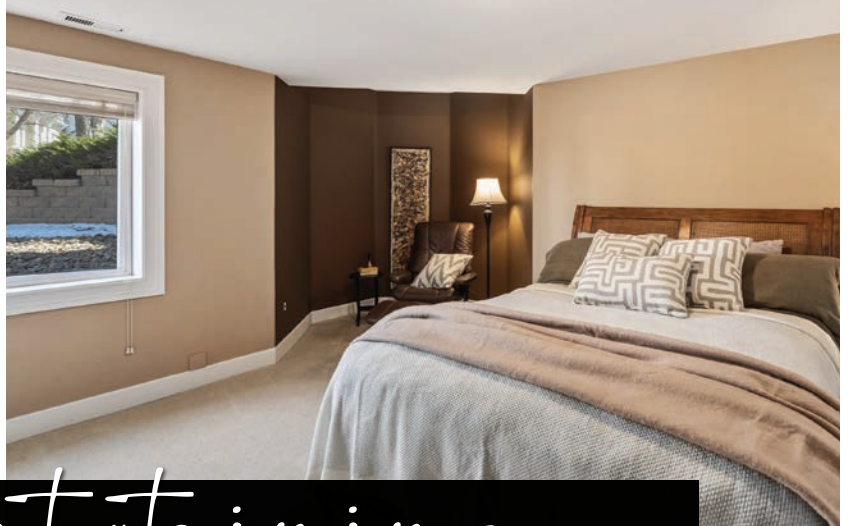






Relax & Unwind





perfect for entertaining



PROPERTY INFORMATION

Total SqFt	5806
Finished SqFt	4987
Bedrooms	4
Bathrooms	3.5
Garage	3 Car Attached
Heating	Forced Air, Fireplace
Cooling	Central A/C
Gas	Xcel
Electric	Xcel
Water	Fort Collins/Loveland
Style	Ranch
Year Built	1997
Construction	Stucco

TAXES/HOA

Taxes	\$5,149/2022
Subdivision	Greenstone
HOA 1	\$815/Year
Metro District	-

SCHOOLS

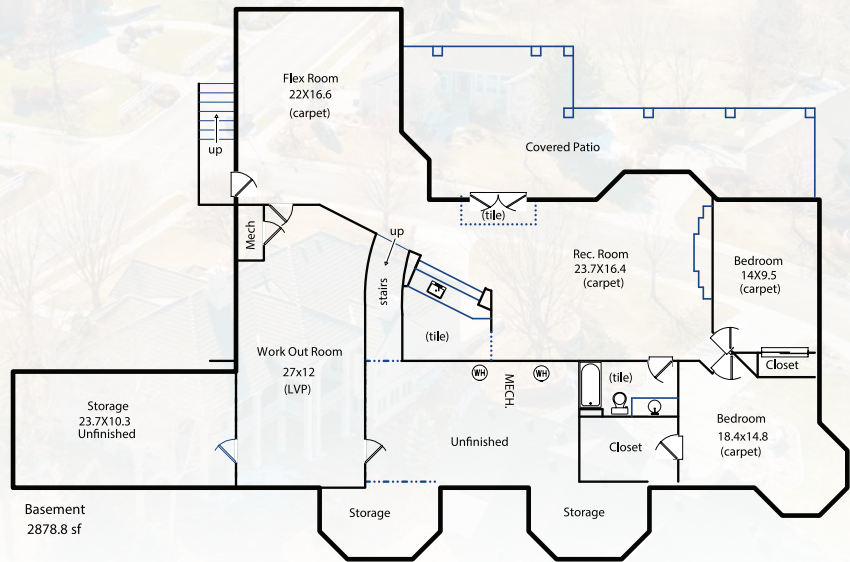
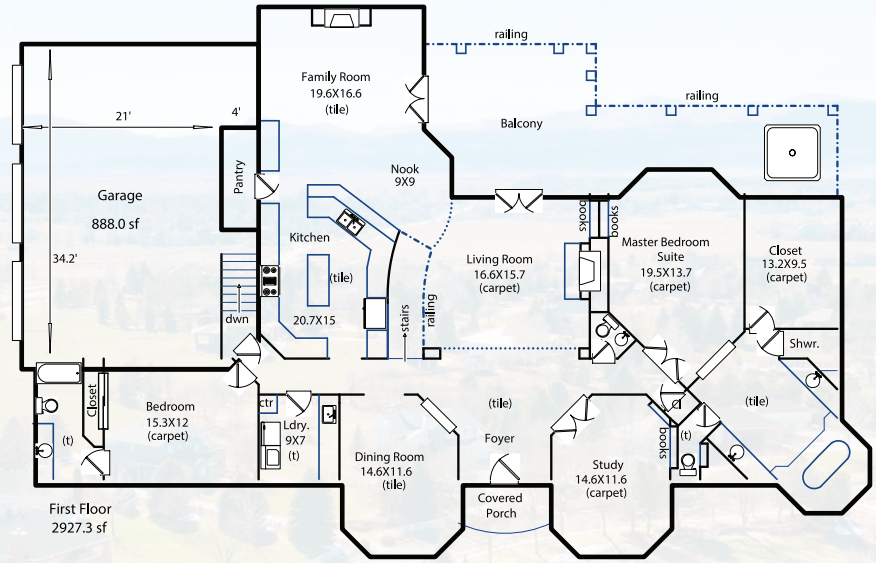
Elementary	Cottonwood
Middle	Erwin/Lucile
High	Loveland
District	Thompson R2-j

INCLUSIONS

Built In Oven, Dishwasher, Microwave, Gas Cook-Top, Refrigerator, Hot Tub, Pool Table, Table and 4 Stools In Pool Room, Clothes Washer and Dryer, 2 Garage Door Openers, Window Blinds/Coverings

EXCLUSIONS

Seller's Personal Property



**1648 Greenstone Trail
Fort Collins, CO**
 Total Sq Ft: 5806
 Total Finished Sq Ft: 4987
 Finished w/o Bsmnt: 2927
 Basement Sq Ft: 2879
 Basement Finish: 72%



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