



4177 Roaring Fork Drive

LOVELAND, COLORADO 80538 | OFFERED AT \$3,190,000





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) converges 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.



**STUNNING MOUNTAIN VIEWS, LIFE ON THE LAKE,
COLORADO LIVING, AND 7,000 SPRAWLING FINISHED SQUARE FEET,**
what more could you ask for?

Welcome to 4177 Roaring Fork Drive in lovely Loveland, Colorado. This gorgeous home has 8 beds, 6 baths, and sits on 2 acres on Horseshoe Lake. Pulling into the driveway you'll see the 6 car attached garage, perfect for storing all your vehicles, boat, and other large toys. Entering the home you'll be greeted with a large open kitchen, living room, dining room, complete with a fireplace, tall ceilings with wood beams, and panorama views of the mountains and Horseshoe lake through the large windows.

Enjoy more time with these views on the large wrap around deck, which extends to the primary bedroom. You can see the whole front range from this deck. Entering the primary bedroom you'll notice wood beams on the ceiling, 2 large walk in closets, and a primary bathroom with a oversized tub, heated tiles, and shower with dual shower heads. Down the hall are 2 more bedrooms, one which has built in desks and shelves.

Heading downstairs is the massive, finished walkout basement with 5 more bedrooms, bar area, and multiple living areas. Once outside you will find the large backyard, and do not miss the large 900 square foot, ADU/boat house, complete with a pull through garage, living room, laundry room, kitchen, full bathroom, and bedroom with built in bunk beds. Enjoy fun filled summers on this stunning lake front property, in the heart of Loveland.

There aren't many lake front properties in Northern Colorado for sale, so come see this rare opportunity before it's gone.







Relax & Unwind





perfect for entertaining





*...with room
for everyone*



PROPERTY INFORMATION

Total SqFt	7128
Finished SqFt	6645
Bedrooms	8
Bathrooms	6
Garage	6 Car Attached
Heating	Forced Air, Fireplace
Cooling	Central A/C
Gas	Xcel
Electric	City of Loveland
Water	City of Loveland
Style	Ranch
Year Built	2011
Construction	Stucco/Brick

TAXES/HOA

Taxes	\$11,295/2022
Subdivision	Horseshoe Lake
HOA	\$285/Quarter
Lake HOA	\$250/Year

SCHOOLS

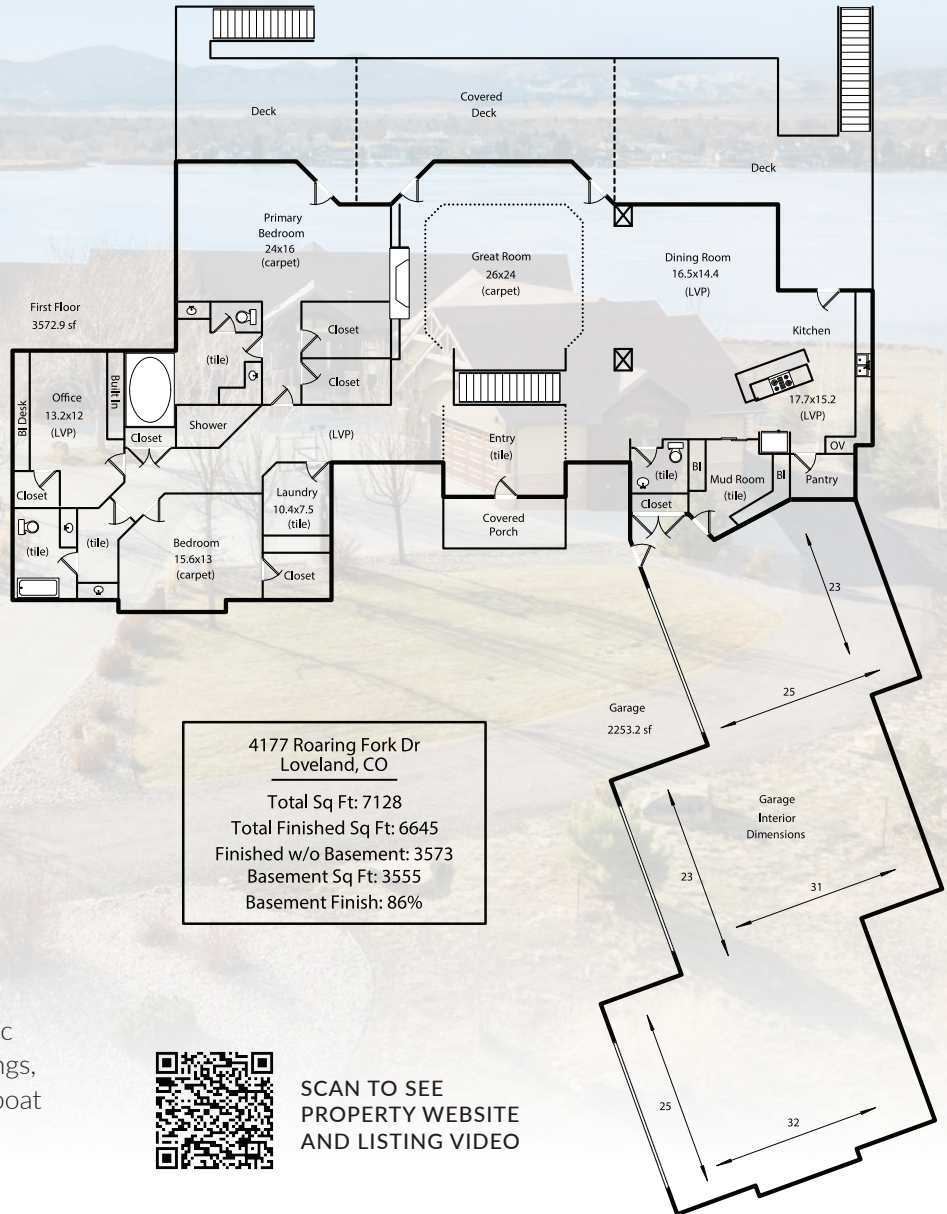
Elementary	Blair
Middle	Ball
High	Mountain View
District	Thompson R2-j

INCLUSIONS

Refrigerator, microwave, dishwasher, Electric Stove, Double Oven, window blinds/coverings, clothes washer, clothes dryer, bunk bed in boat house, playground, trampoline, stone tables outside boathouse, security system.

EXCLUSIONS

Seller's Personal Property, Batting Cage.



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