



Real Estate
SOLUTIONS™

1655 GREENSTONE TRAIL

FORT COLLINS, COLORADO 80525 | OFFERED AT \$1,499,000





welcome to
FORT COLLINS, COLORADO
Choice City with over 300 days of sunshine per year!



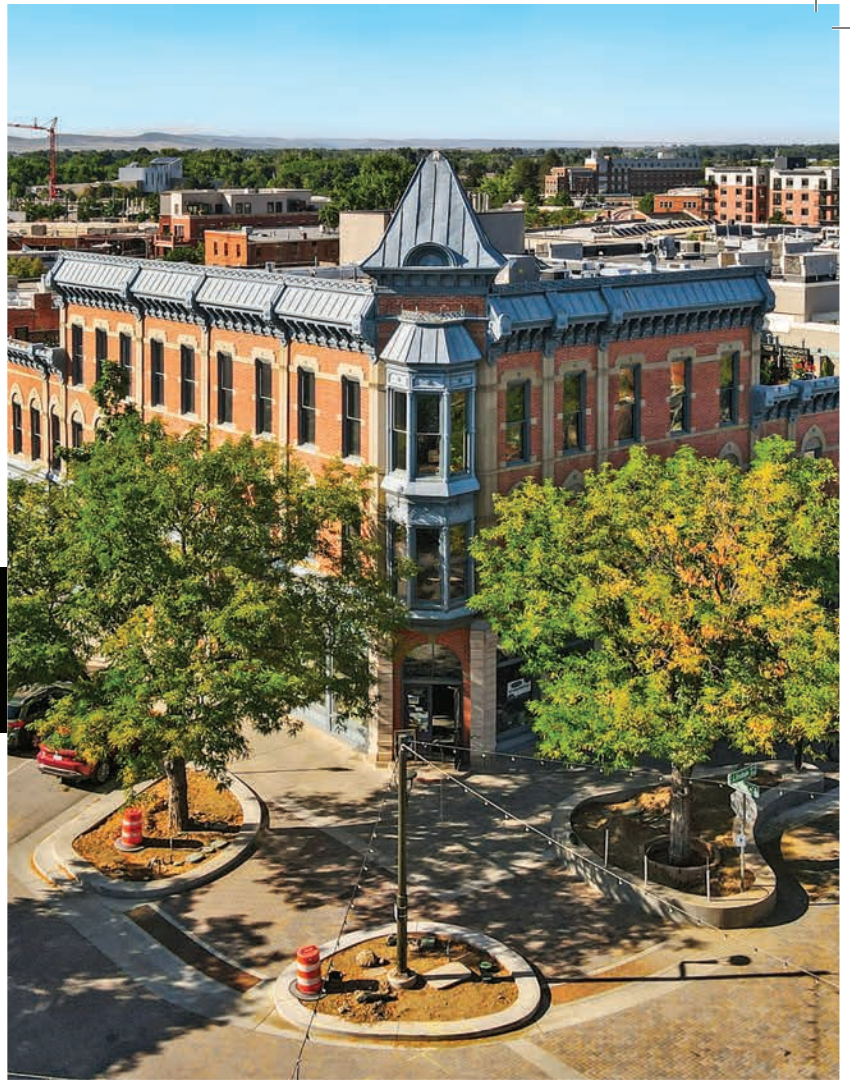


HISTORY

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 TO THE LUXURIOUS 1655 GREENSTONE TRAIL IN FORT COLLINS, COLORADO

This 5 bed 5 bath home was custom built in 2023 and sits on a spacious 1.1 acre lot. You can't miss the spectacular views of Horsetooth Rock and Fossil Creek Reservoir. You also have the option to add up to a 2000 square foot outbuilding giving you endless options to add more storage, RV Parking, a work shop, or even a swimming pool.

This is a rare option to find in Fort Collins. As you enter the grand entry way, you'll be greeted with 22 ft vaulted ceilings, a floor to ceiling fire place, and a cozy living area. You'll also notice the beautiful kitchen, with a large island, granite countertops, custom cabinets, and a butler's pantry that even has room for a second fridge. The features don't stop there as you'll notice extra storage space in the island, a fridge with a cocktail ice ball maker, and a kitchen sink with fully integrated cutting board, vegetable tray, drying rack, and pull down handheld faucet.

The main floor primary suite and laundry room makes convenience a priority. The primary suite includes a walk out to the private deck, walk-in closet, soaking tub, and a spacious shower with dual showerheads. Don't worry about a lack of sunlight in this home. The daylight basement includes an exit to the backyard and plenty of space for entertaining. Not to mention the 4 bedrooms and 2 full bathrooms as well. Upstairs you'll find a loft that overlooks the main living area, and two bonus rooms, to utilize however you wish. A home office, guest room, rec room, the ideas are endless.

As you leave the home, no need to worry about winter storage with the large mudroom that leads to large attached 4 car garage with space to spare. Enjoy all that Northern Colorado has to offer as this home is near plenty of hiking and bike trails, lakes, and just minutes from I-25 and Downtown Fort Collins. **You don't want to miss this unique and rare find, come and take a look before it's gone!**





INTERIOR FEATURES

- Kitchen Aid Mixer Shelf/Cabinet
- Lazy Susan in Pantry
- Large Butler's Pantry
- Room for 2nd Fridge in Pantry
- Granite Countertops
- Kitchen Sink with Integrated Cutting Board, Vegetable Tray, Drying Rack, and Pull Down and Handheld Faucet
- Extra Storage in Island
- Microwave/Convection Oven Combo
- Gas Stove
- Baking Tray Drawer
- Cocktail Ice Ball Maker in Fridge
- Floor to Ceiling Gas Fireplace with thermostat/flame control
- Double Trash Drawer
- 22 Ft Ceiling in Great Room





Relax & Recharge

- Main Level Primary Bedroom, Bathroom, and Laundry
- 5 Piece Primary Bath
- Soaking Tub
- Dual Shower Heads
- Mud Room Custom Bench and Coat Storage Rack With a Large Double Coat Closet
- 2 Bonus Rooms Upstairs
- Daylight Basement
- Walkout Basement to Covered Patio





MECHANICAL/HVAC

- Dual Zone, High Efficiency Heat and Air Conditioning
- Navien High Efficiency, on Demand, Hot Water Heater
- Gas Hook Up on Dining Room Porch for Grill
- Gas Hook Up in Garage for Future Heater
- Water Hook Up in Garage

GARAGE/EXTERIOR FEATURES

- 1.1 Acres
- Ability to add up to 2,000 sq ft outbuilding or a swimming Pool
- Wifi Enabled Sprinklers with Live Weather Integration

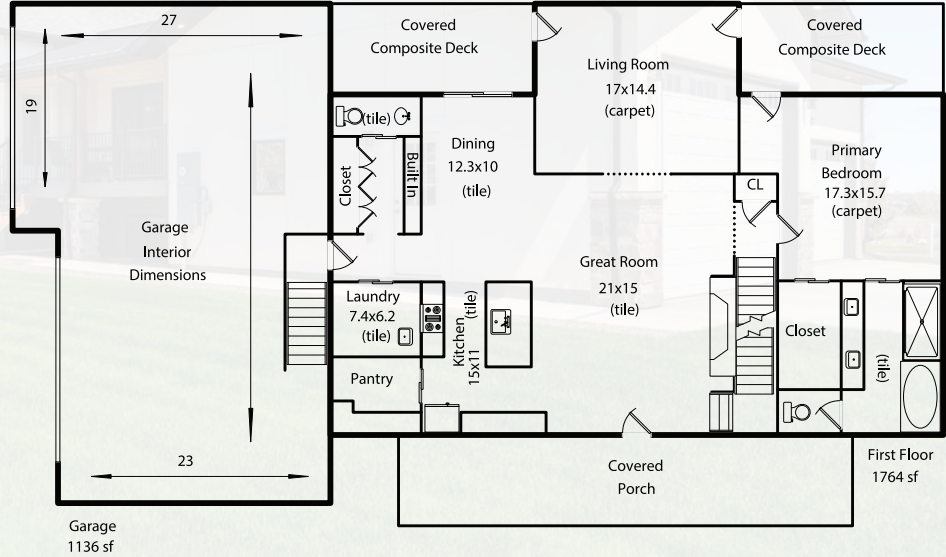
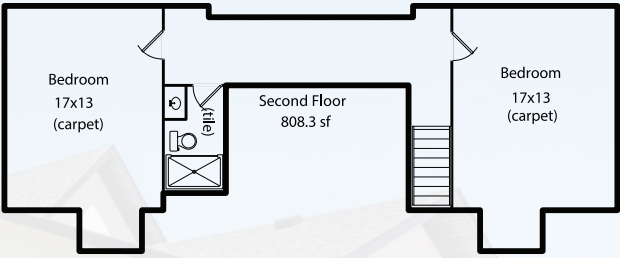


PROPERTY INFORMATION

Total SqFt 4390
 Finished SqFt 4390
 Bedrooms 5
 Bathrooms 5
 Garage 4 Car Attached
 Heating Forced Air, Fireplace
 Cooling Central A/C
 Gas Xcel
 Electric City of Fort Collins
 Water FTC/LVLND
 Style Ranch
 Year Built 2023
 Construction Stucco

1655 Greenstone Tr
 Loveland, CO

Total Sq Ft: 4390
 Total Finished Sq Ft: 4390
 Finished w/o Basement: 2626
 Basement Sq Ft: 1764
 Basement Finish: 100%



TAXES/HOA

Taxes \$5,569/2023
 Subdivision Greenstone
 HOA \$1,100/Annually
 Metro District -

SCHOOLS

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

INCLUSIONS

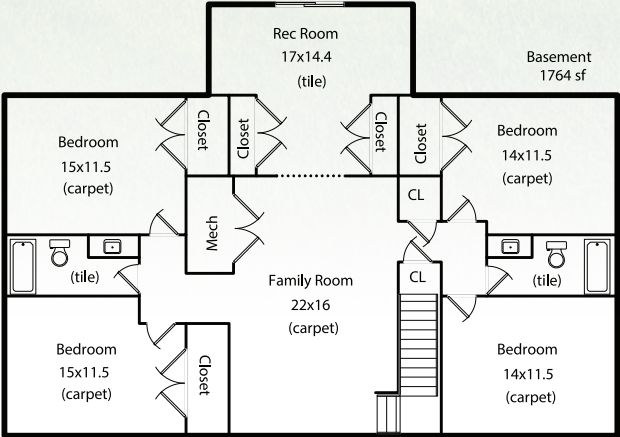
Refrigerator, Dishwasher, Gas Stove, Double Oven/Microwave, Window Blinds/Coverings

EXCLUSIONS

Seller's Personal Property, Clothes Washer, Clothes Dryer, Garage Fridge and Freezer



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