

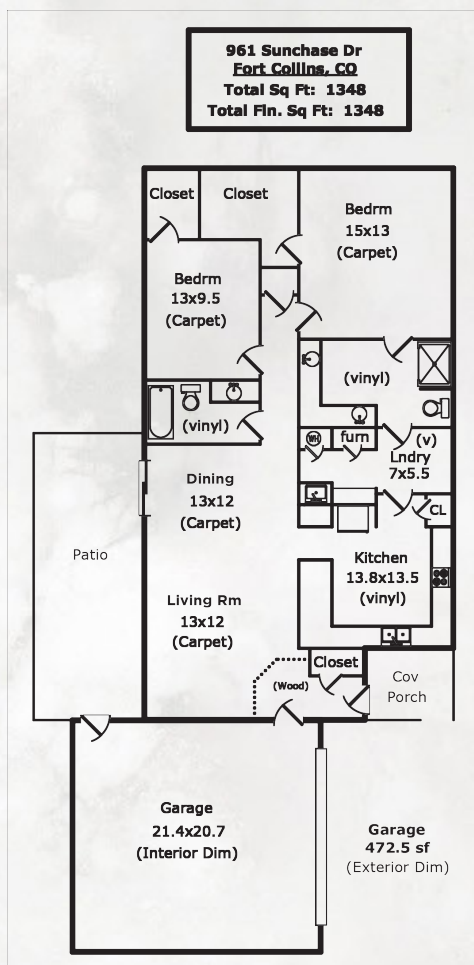
Welcome Home!

961 Sunchase Dr | Fort Collins, CO 80524



2 BEDS | 2 BATHS | 1,348 SQ. FT. | \$195,000

Welcome Home! Sunflower is a 55+ gated community. Situated in North Fort Collins with easy access to I-25 and approximately 15 minutes to Old Town Fort Collins. As you enter this community you will see how lovely it is, very clean and well maintained. This lot is situated toward the back of the community- so less traffic. You will be greeted by a darling front porch, as you enter this 2 bedroom, 2 bathroom home you will immediately notice how clean it is. The living room features a vaulted ceiling, ceiling fan and flows nicely into the dining room and large kitchen. This home has been well maintained with neutral white walls, lighter carpeting (just steam cleaned) and presents a low maintenance feeling. If you are looking to make some updates this home it is a blank slate. The primary bedroom is at the back of the house and features vaulted ceiling, walk in closet, en-suite bathroom with double sinks and walk in shower. The laundry room and additional storage area are conveniently located b/w the kitchen and primary bedroom. Enjoy your side patio and low maintenance yard. The community center is beautiful and offers activities such as: pickle ball, putting green, exercise room, craft room, hot tub, cards, game night, dance lessons, art classes and more. Seller is including a 1 year home warranty for buyers peace of mind!



Features

Style:	1 Story/Ranch
Construction:	Vinyl Siding
Total Square Feet:	1,348 Total SqFt
Fin. Square Feet:	1,348 Fin. Sq Ft
Year Built:	2007
Heating:	Forced Air
Cooling:	Central A/C, Ceiling Fan
Roof:	Composition
Subdivision:	Sunflower, Waterdale
Taxes:	\$574 / 2022
Maintenance Fee:	\$149.92 / Month
Land Lease:	\$1067 / Month

Elementary School:	Timnath
Middle School:	Timnath Middle-High
High School:	Timnath Middle-High

Primary Bedroom	15 x 13
Bedroom 2	13 x 10
Living Room	13 x 12
Dining Room	13 x 12
Kitchen	14 x 14
Laundry	07 x 06

**1 Year Home Warranty Included*



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