



Prepared By
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Your Real Estate Competitive

Market Analysis



7012 Pettigrew St
CITY, STATE, ZIP CODE

Prepared For

Name & Name Last Name

Date

Month Day, Year

*** DUE TO CHANGING MARKET CONDITIONS, THIS MARKET ANALYSIS IS VALID FOR ONLY 3 MONTHS FROM THIS DATE

Table of Contents



Key Information About Your Home



Appreciation in Your State & Area



Your Local Area's Sales Trends



Comparing Your Home To Recent Sales



Positioning Your Home To Sell



Your Competitive Market Analysis Summary



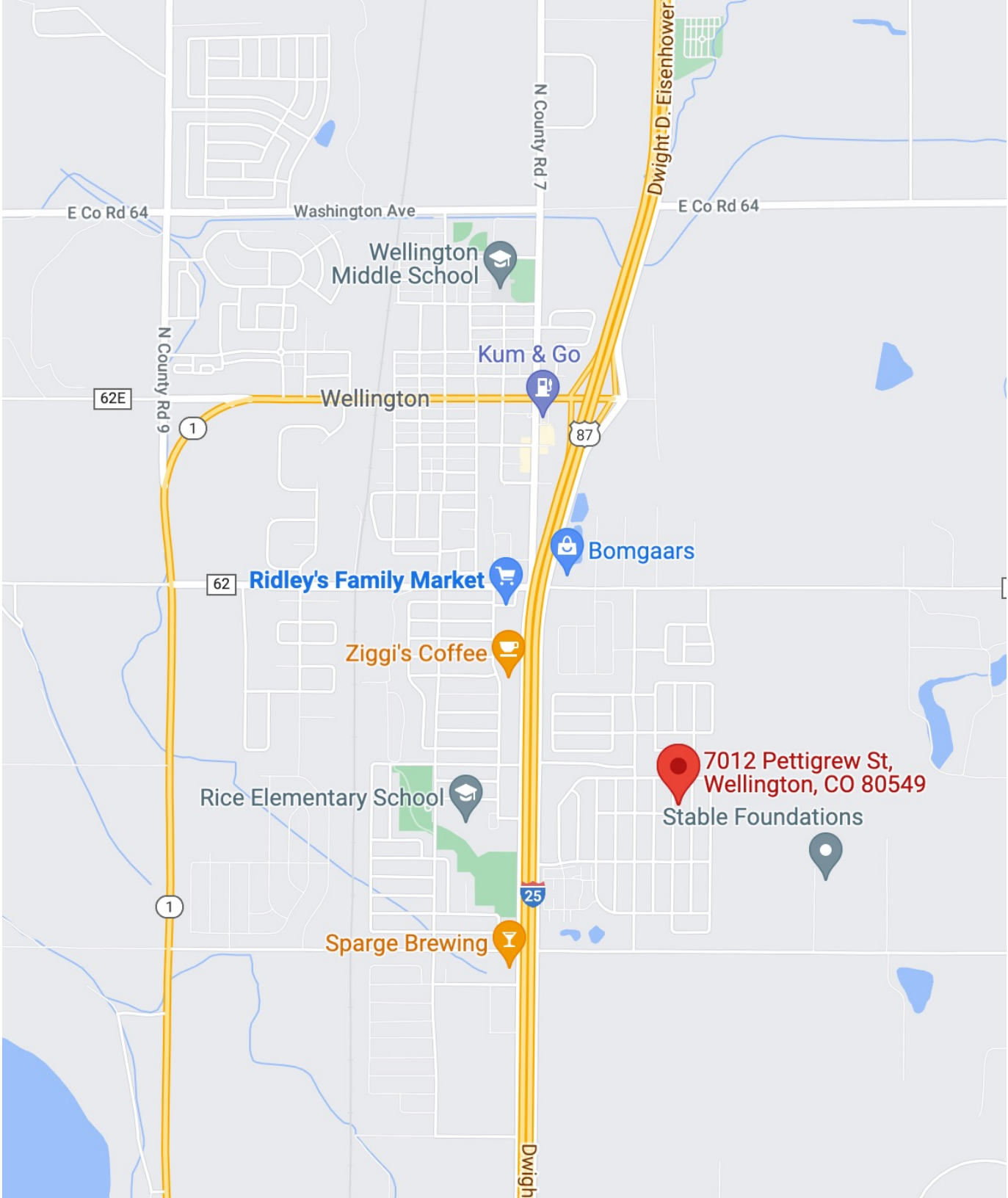
Appendix of Additional Resources





Key Information About Your Home

(DATA COLLECTED FROM INTERNET & DATABASE SOURCES)



Wellington Middle School

Kum & Go

Wellington

Ridley's Family Market

Zigi's Coffee

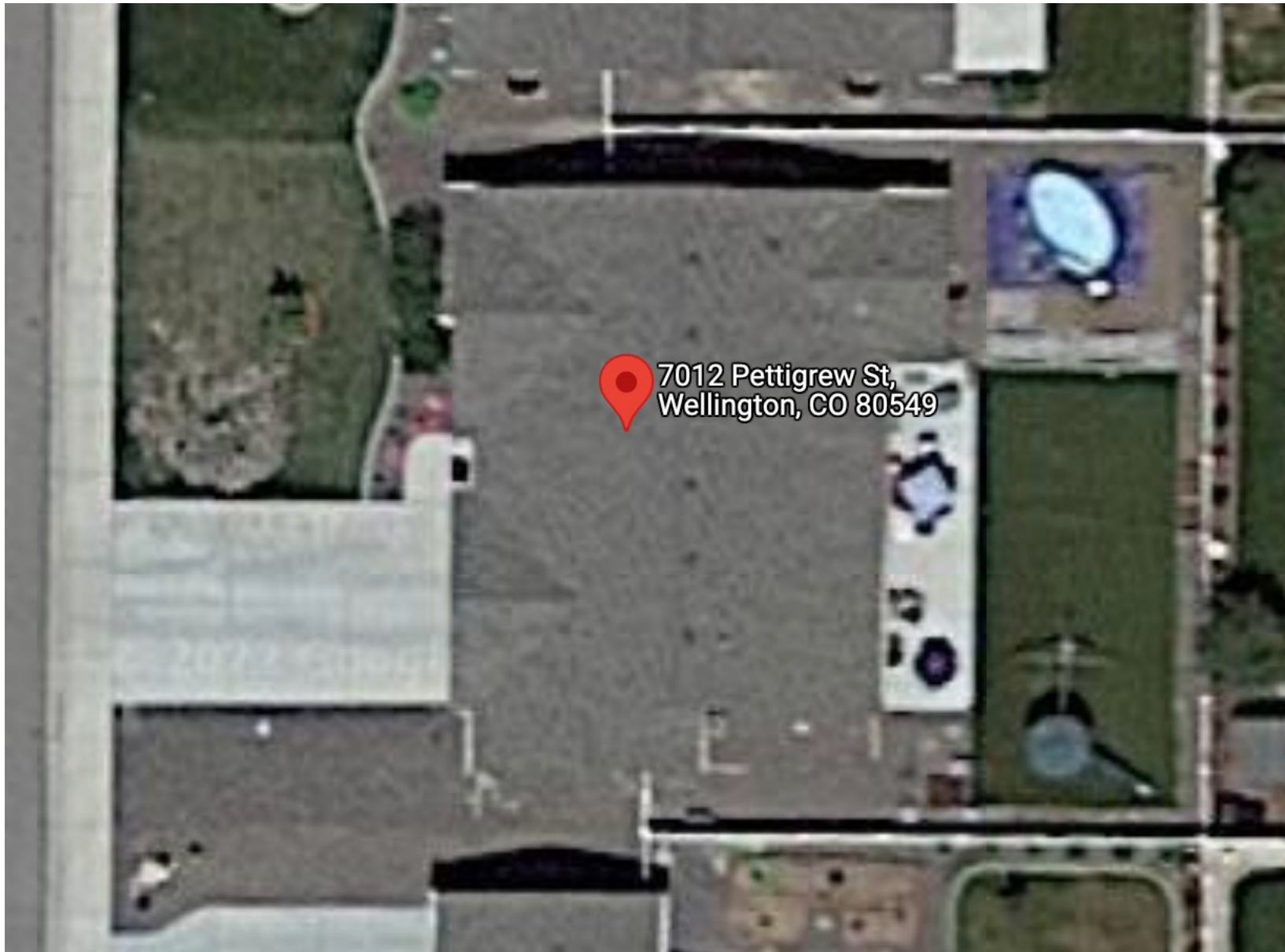
Rice Elementary School

Sparge Brewing

Bomgaars

7012 Pettigrew St,
Wellington, CO 80549

Stable Foundations



7012 Pettigrew St,
Wellington, CO 80549



Elementary: Eyestone
Middle/Jr.: Wellington
High School: Poudre
School District: Poudre

Lot SqFt: 7,284 **Approx. Acres:** 0.17
Elec: Xcel Energy **Water:** Town of Wellington
Gas: Source Gas **Taxes:** \$2,870/2019
PIN: 88033-13-005 **Zoning:** RES
Waterfront: No **Water Meter Inst:** Yes
Water Rights: No **Well Permit #:**
1st HOA: The Meadows
Fee: \$100/A Xfer: Yes **Rsrsv:** Yes
Metro Tax District: No

Bedrooms: 3 Baths: 2 Rough Ins: 1

Baths	Bsmt	Lwr	Main	Upr	Addl	Total
Full	0	0	2	0	0	2
3/4	0	0	0	0	0	0
1/2	0	0	0	0	0	0

All Bedrooms Conform: Yes

Rooms	Level	Length	Width	Floor
Primary Bdrm	M	14	16	Carpet
Bedroom 2	M	10	12	Carpet
Bedroom 3	M	12	11	Carpet
Bedroom 4	-	-	-	-
Bedroom 5	-	-	-	-
Bedroom 6	-	-	-	-
Dining room	M	9	12	Wood
Family room	-	-	-	-
Great room	-	-	-	-
Kitchen	M	11	12	Wood
Laundry	M	7	6	Vinyl
Living room	M	15	19	Wood
Rec room	-	-	-	-
Study/Office	-	-	-	-

IRES MLS # : 913726 **PRICE:** \$375,000
 7012 Pettigrew St, Wellington 80549
RESIDENTIAL-DETACHED **SOLD**
Locale: Wellington **County:** Larimer
Subdivision: The Meadows
Legal: LOT 5, BLOCK 9, THE MEADOWS, TOWN OF WELLINGTON,
 COUNTY OF LARIMER, STATE OF COLORADO.

Total SqFt All Lvlis: 3376 **Basement SqFt:** 1688
Total Finished SqFt: 1688 **Lower Level SqFt:**
Finished SqFt w/o Bsmt: 1688 **Main Level SqFt:** 1688
Upper Level SqFt: **Addl Upper Lvl:**
Garage Spaces: 2 **Garage Type:** Attached
Garage SqFt: 612
Built: 2016 **SqFt Source:** Licensee
New Const: No
Builder: **Model:**

New Const Notes:
Listing Comments: 3 bed, 2 baths, ranch w/oversized 2-car garage. Dark maple wood floors on main, tile inlay at foyer, vaulted ceilings, open concept. Peninsula style counters w/white quartz, Tharp shaker cabinets w/dark wood stain, oversized walk-in pantry, corner window at the sink & sliding door to patio. Master w/5-piece bath, double vanity & dual walk-in closets. Two other bedrooms are good sized and share a full bath. AC, sprinkler/drip, passive radon. Newer roof, energy rated. Full unfinished basement.

Sold Date: 07/31/2020 **Sold Price:** \$375,000
Terms: CONV FIX **DOM:** 12 **DTO:** 12 **DTS:** 60
Down Pmt Assist: N
Concession Type: CC
Points Paid/Seller: 0 **Points Paid/Buyer:** 0
Total Concession Amt: \$5,500

Property Features
Style: 1 Story/Ranch **Construction:** Wood/Frame, Stone **Roof:** Composition Roof
Outdoor Features: Lawn Sprinkler System, Balcony, Oversized Garage
Location Description: House/Lot Faces W
Lot Improvements: Street Paved, Curbs, Gutters, Sidewalks, Street Light
Road Access: City Street **Road Surface At Property Line:** Blacktop Road
Basement/Foundation: Full Basement, Unfinished Basement, Built-In Radon
Heating: Forced Air **Cooling:** Central Air Conditioning **Inclusions:** Window Coverings, Electric Range/Oven, Dishwasher, Refrigerator, Clothes Washer, Clothes Dryer, Microwave
Energy Features: Double Pane Windows, High Efficiency Furnace
Design Features: Cathedral/Vaulted Ceilings, Open Floor Plan, Pantry, Walk-in Closet, Wood Floors, 9ft+ Ceilings
Primary Bedroom/Bath: 5 Piece Primary Bath
Utilities: Natural Gas, Electric
Water/Sewer: City Water, City Sewer **Ownership:** Private Owner
Possession: Specific Date **Property Disclosures:** Seller's Property Disclosure
Flood Plain: Minimal Risk **Possible Usage:** Single Family
New Financing/Lending: Cash, Conventional **Exclusions:** - Sellers Personal Property

Contact: Tim DeLeon **Phone:** 970-215-5579 **Mobile:** 970-215-5579 **Email:** tim@timdeleon.com
Office: Group Harmony **Phone:** 970-229-0700
LA: Joanne DeLeon **LO:** Group Harmony

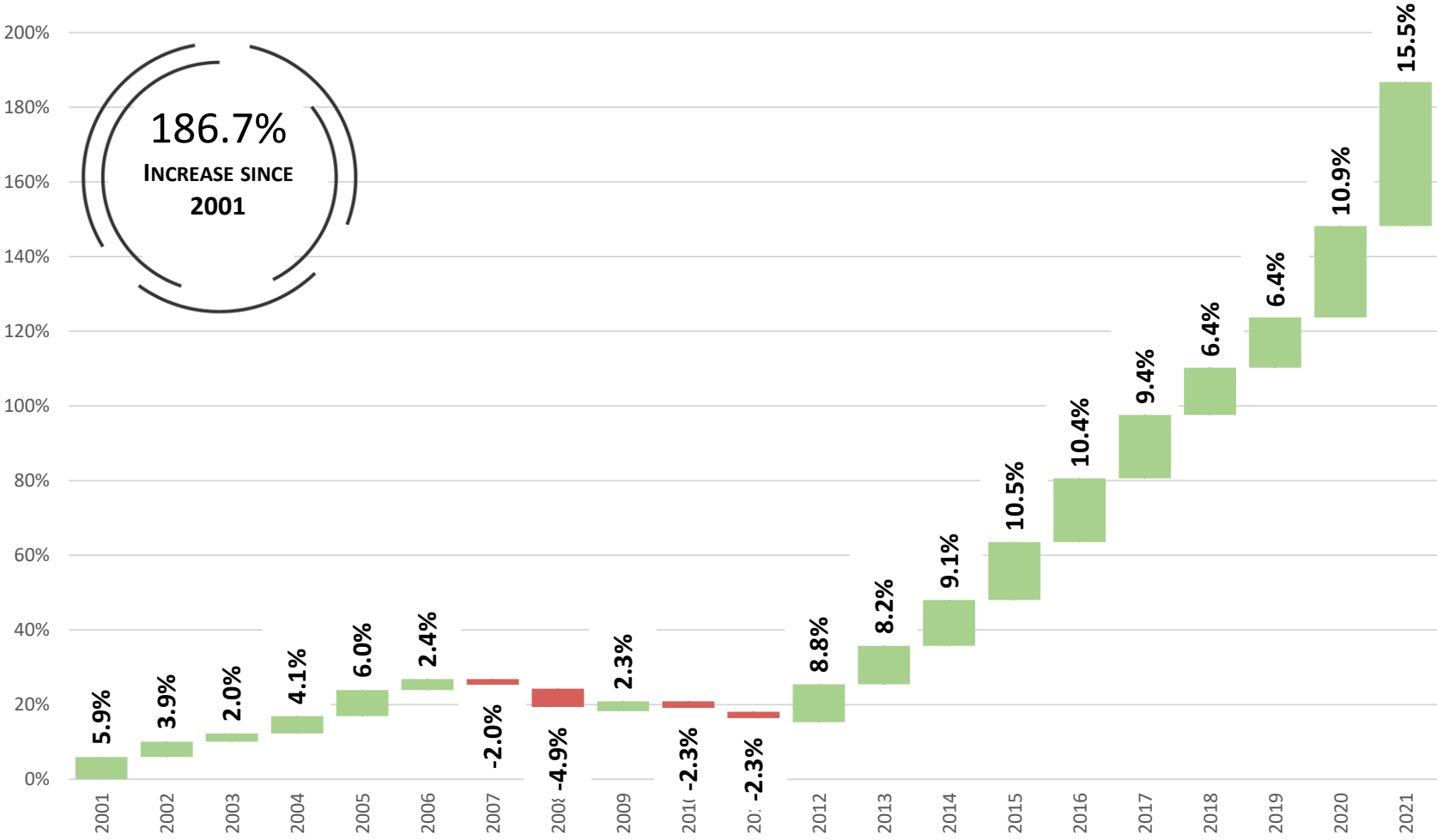


Home Appreciation In Your Area

(FHFA Graphs for Your State & MSA Area)

APPRECIATION: COLORADO

Accumulated Appreciation Since 2001



DATA REPORTED: 11/30/2021, SOURCE: WWW.FHFA.GOV

*NOTE: 2021 APPRECIATION RATES BASED ON ONLY JAN-SEP DATA
 **APPRECIATION BASED ON PURCHASE ONLY DATA

AVERAGE ANNUAL APPRECIATION: **6.2%**
 AVERAGE APPRECIATION BASED ON DATA FROM 1992 - 2021

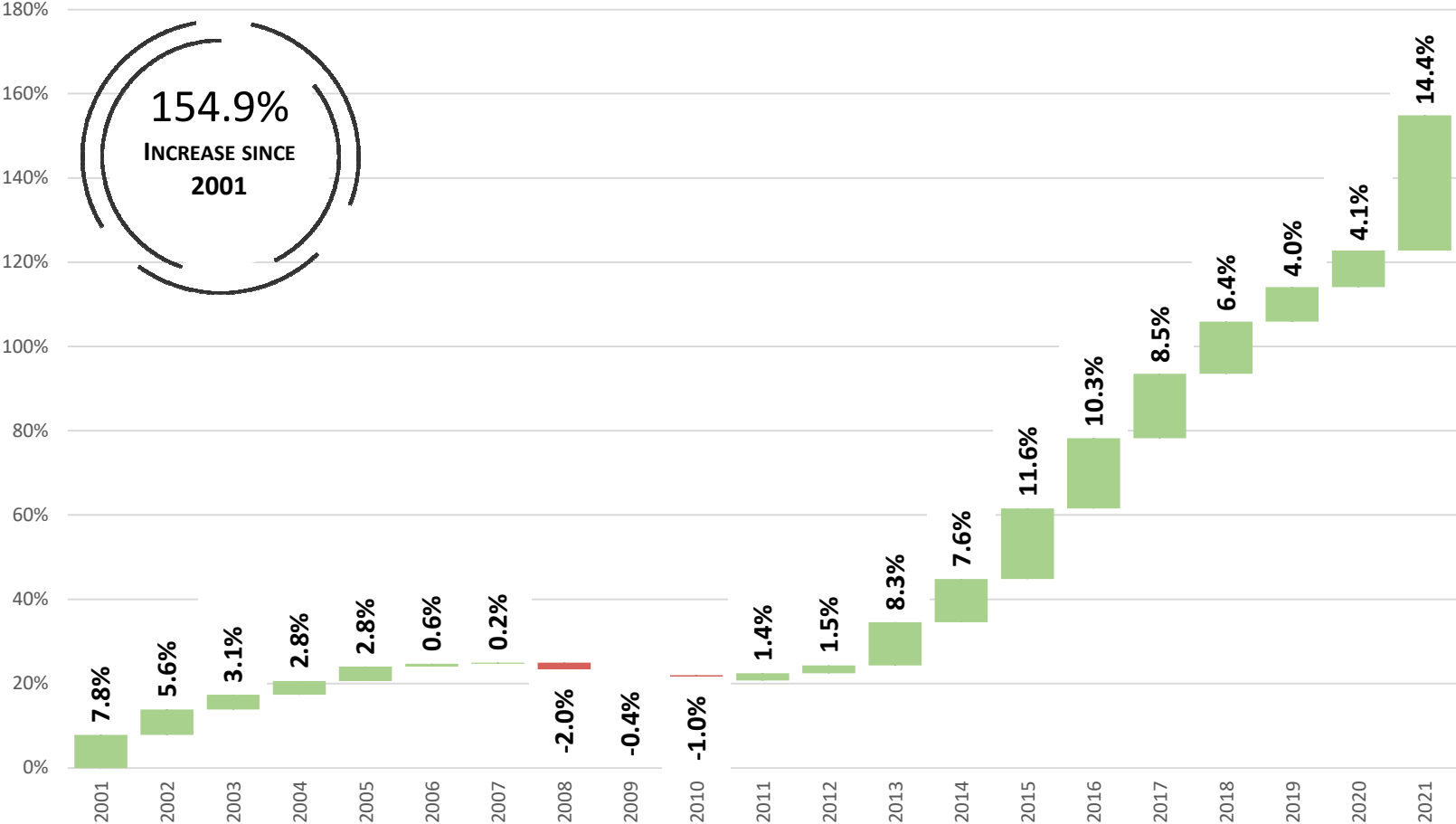


RECENT QUARTER APPRECIATION

4Q'20	1Q'21	2Q'21	3Q'21
4.55	4.40	5.96	4.48

APPRECIATION: FORT COLLINS-LOVELAND, CO

Accumulated Appreciation Since 2001



DATA REPORTED: 11/30/2021, SOURCE: WWW.FHFA.GOV

*NOTE: 2021 APPRECIATION RATES BASED ON ONLY JAN-SEP DATA
 **APPRECIATION BASED ON PURCHASE AND REFINANCE DATA

AVERAGE ANNUAL APPRECIATION:
 AVERAGE APPRECIATION BASED ON DATA FROM 1978 - 2021

5.4%

FOCUS1ST
 POWERED BY

RECENT QUARTER APPRECIATION

4Q'20	1Q'21	2Q'21	3Q'21
1.58	2.15	5.82	6.01



Your Local Area's Sales Trends

(DETAILED NEIGHBORHOOD PATTERNS)



The Odds of Selling Your Home

The Meadows (Wellington)

Properties Under Contract are treated the same as Closed properties in the Odds calculations.

Last 12
Months of
Activity



Homes are Selling at 2.1 per month, with 0.0 months of inventory available.

Summary
of 2021
Activity



Homes are Selling at 2.2 per month, with 0.0 months of inventory available.

Summary
of 2020
Activity

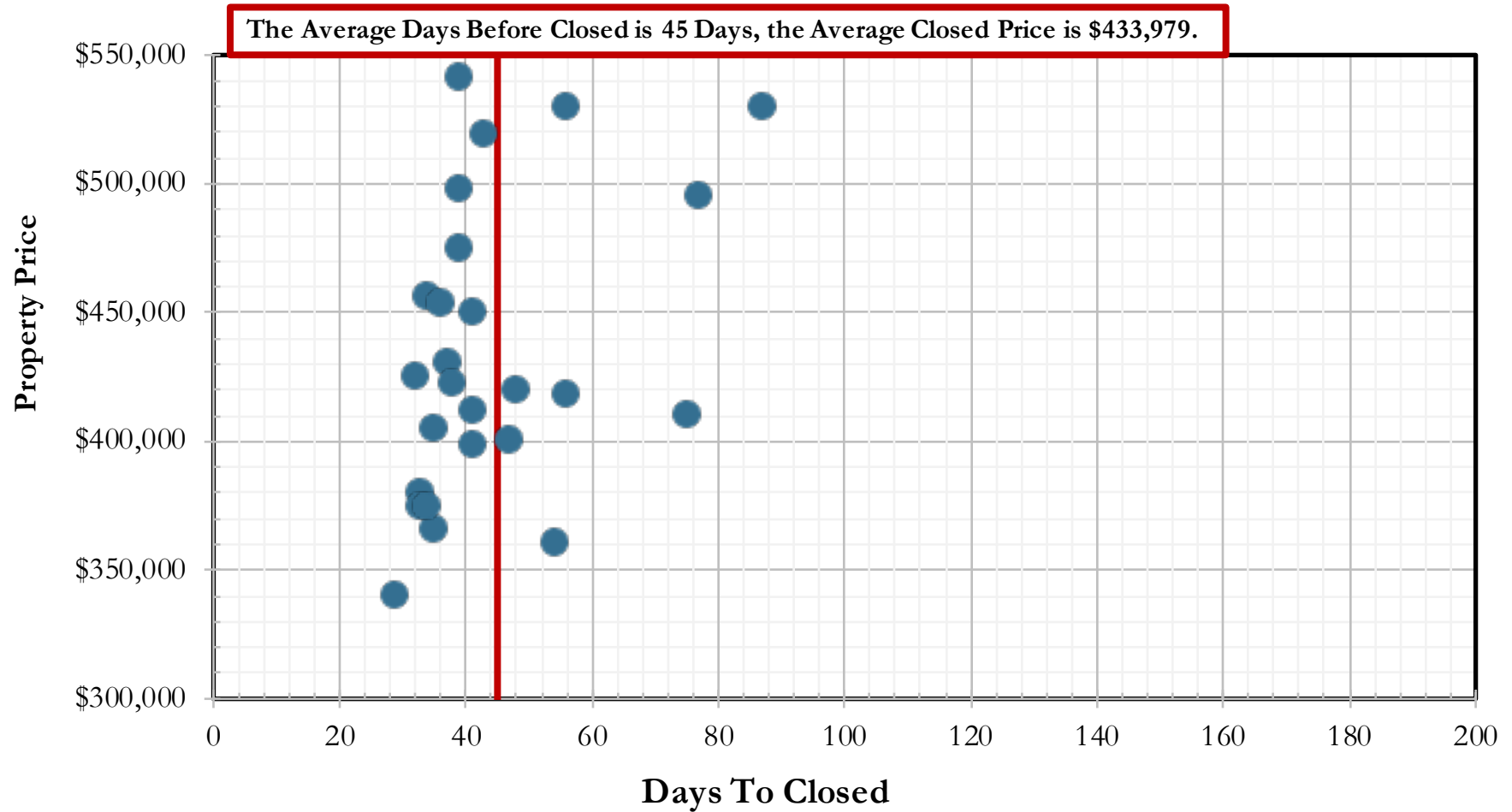


Homes are Selling at 1.5 per month, with 2.7 months of inventory available.

Source: MLS, Information deemed reliable but not guaranteed., Data Collected: 2/1/22

Average Time To Close Properties in 2021

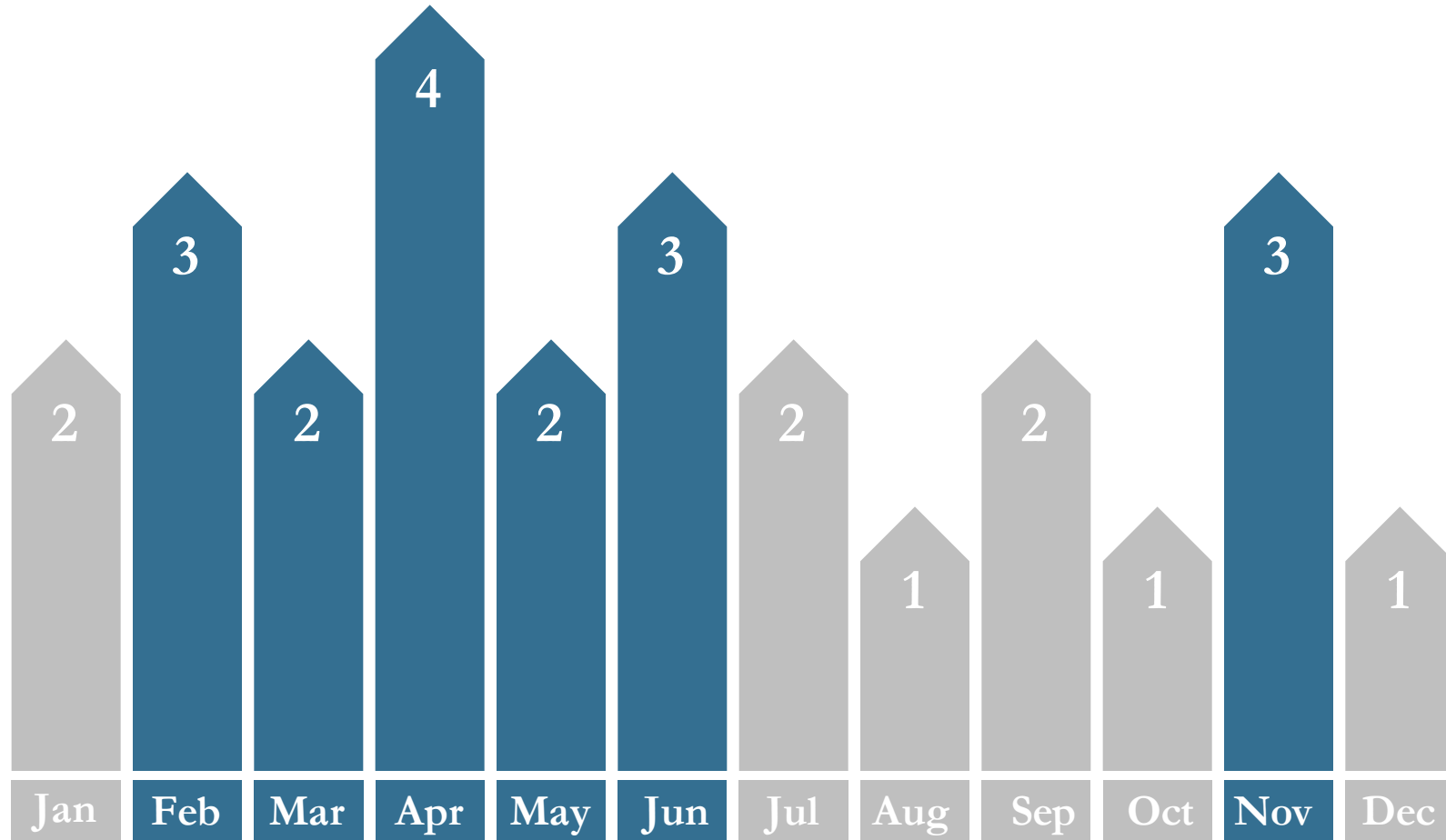
The Meadows (Wellington)



Source: MLS, Information deemed reliable but not guaranteed., Data Collected: 2/1/22

The Buying Pattern For Your Area - 2021

The Meadows (Wellington)



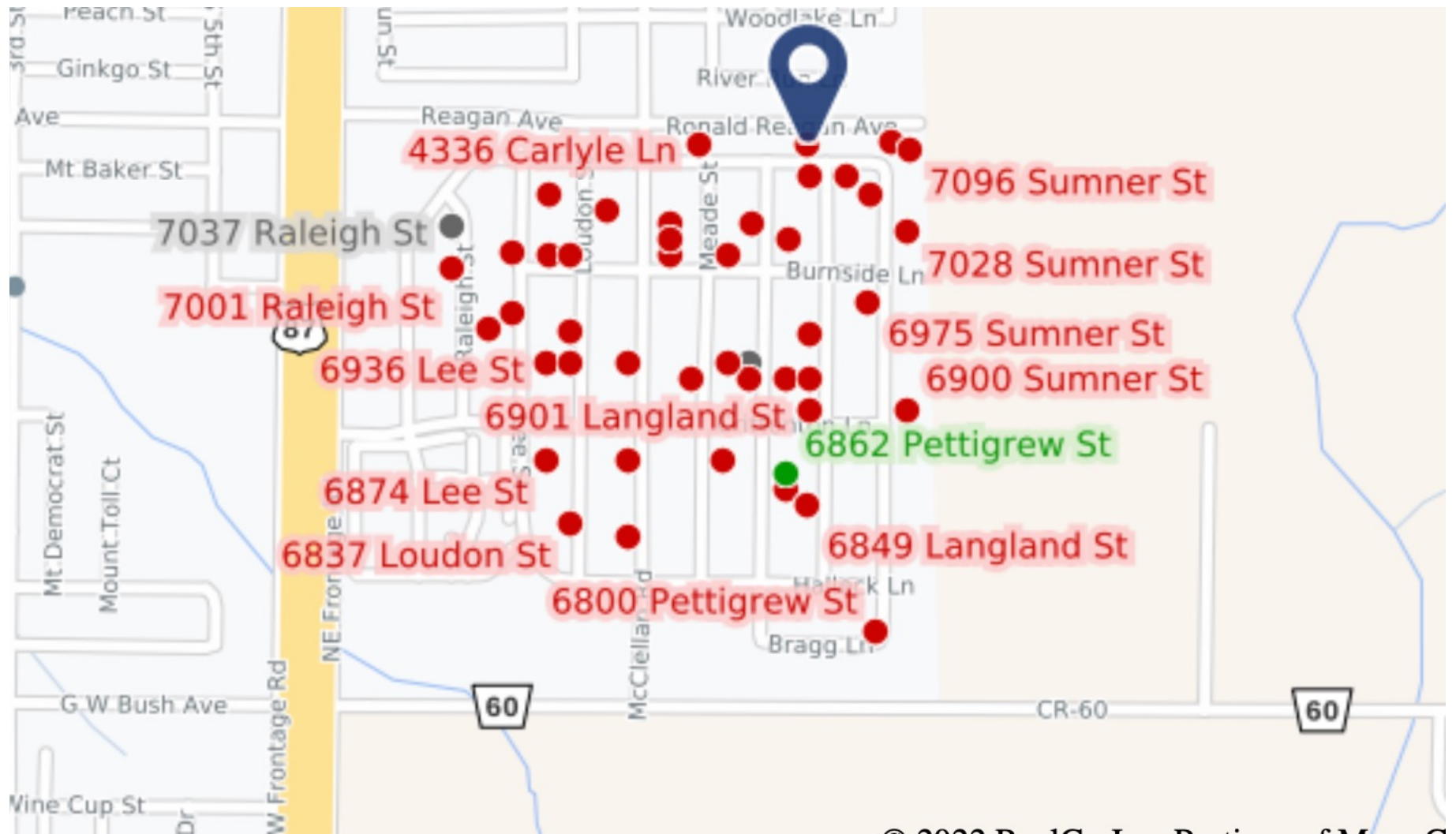
Number of Properties Closed per Month

Source: MLS, Information deemed reliable but not guaranteed., Data Collected: 2/1/22

A bedroom interior featuring a teal green wall with a wooden headboard and a side table. The headboard is made of light-colored wood and has a pink pillow and a green blanket draped over it. The side table is a small, round, light-colored wooden table with a black metal frame. On the table, there are two books, a small potted plant, and two glass vases. The background wall is a solid teal green color. On a shelf above the headboard, there are two woven baskets, a black vase, and a small potted plant.

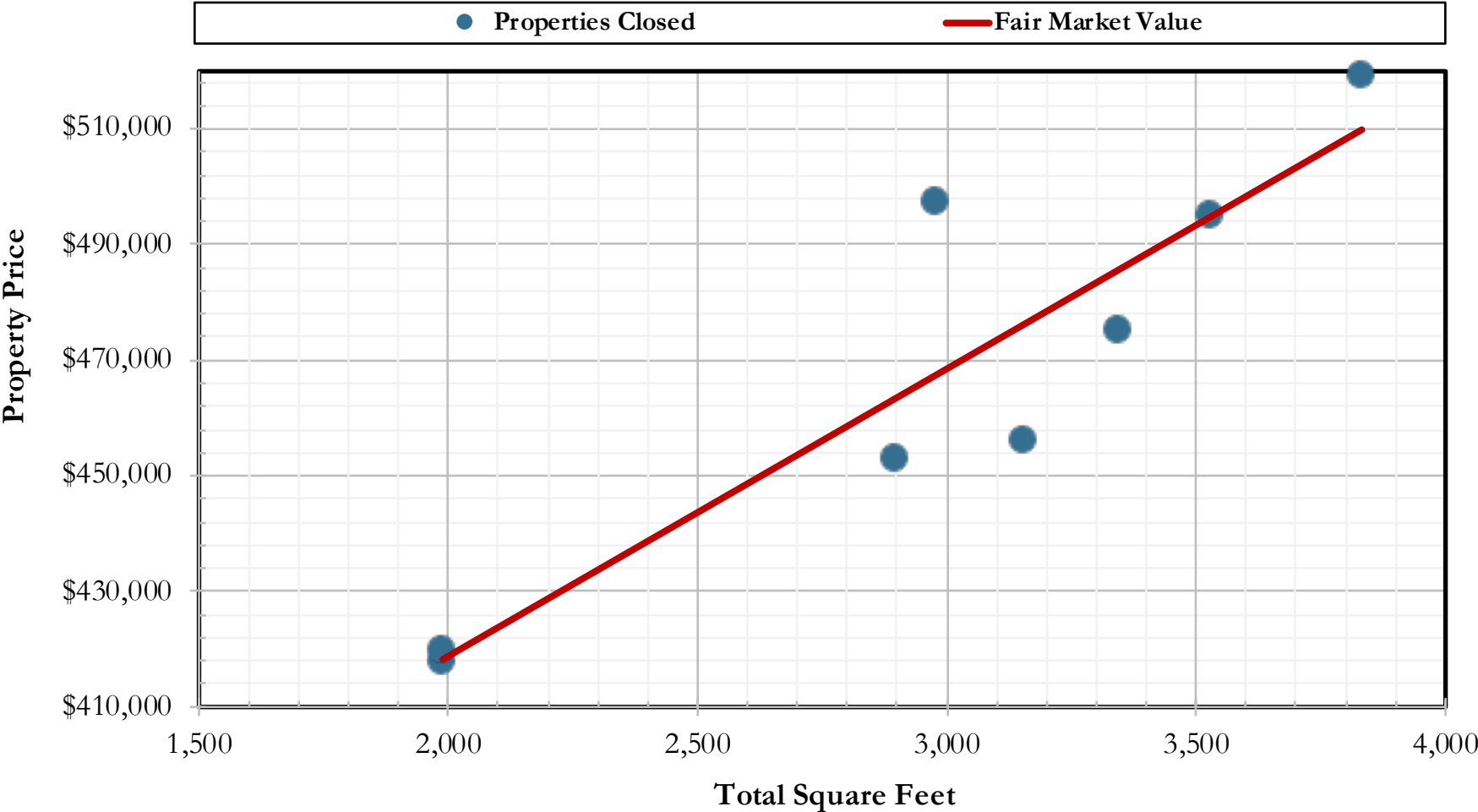
Comparing Your Home To Recent Sales

(SCATTERGRAM PRICING TO FIND YOUR HOME'S VALUE)



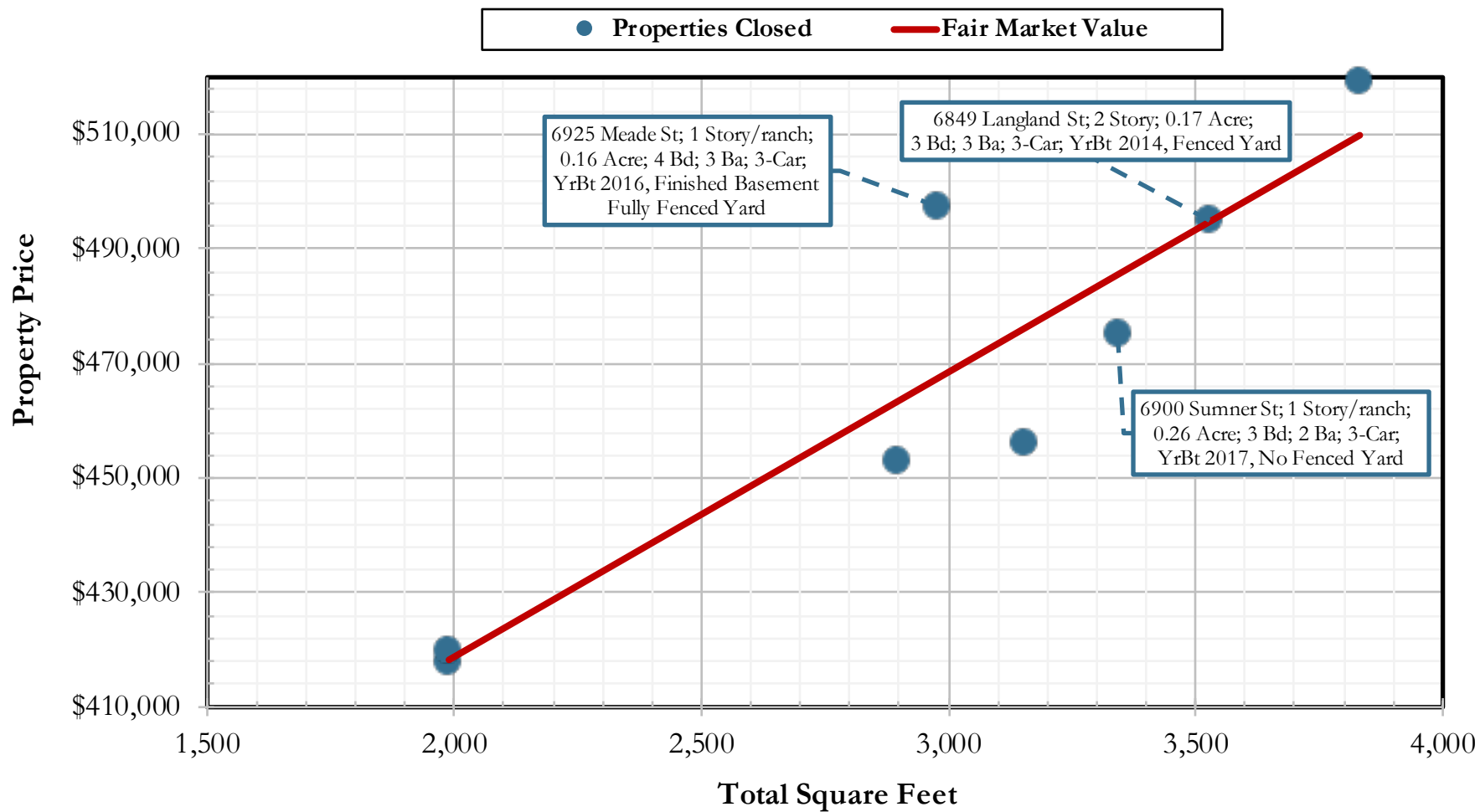
Scattergram Pricing For: The Meadows (Wellington)

Property Price vs. Total Square Feet (TSF); From 8/13/21 to 12/3/21



Scattergram Pricing For: The Meadows (Wellington)

Property Price vs. Total Square Feet (TSF); From 8/13/21 to 12/3/21



Buyer's Eyes → Competitive Price Range

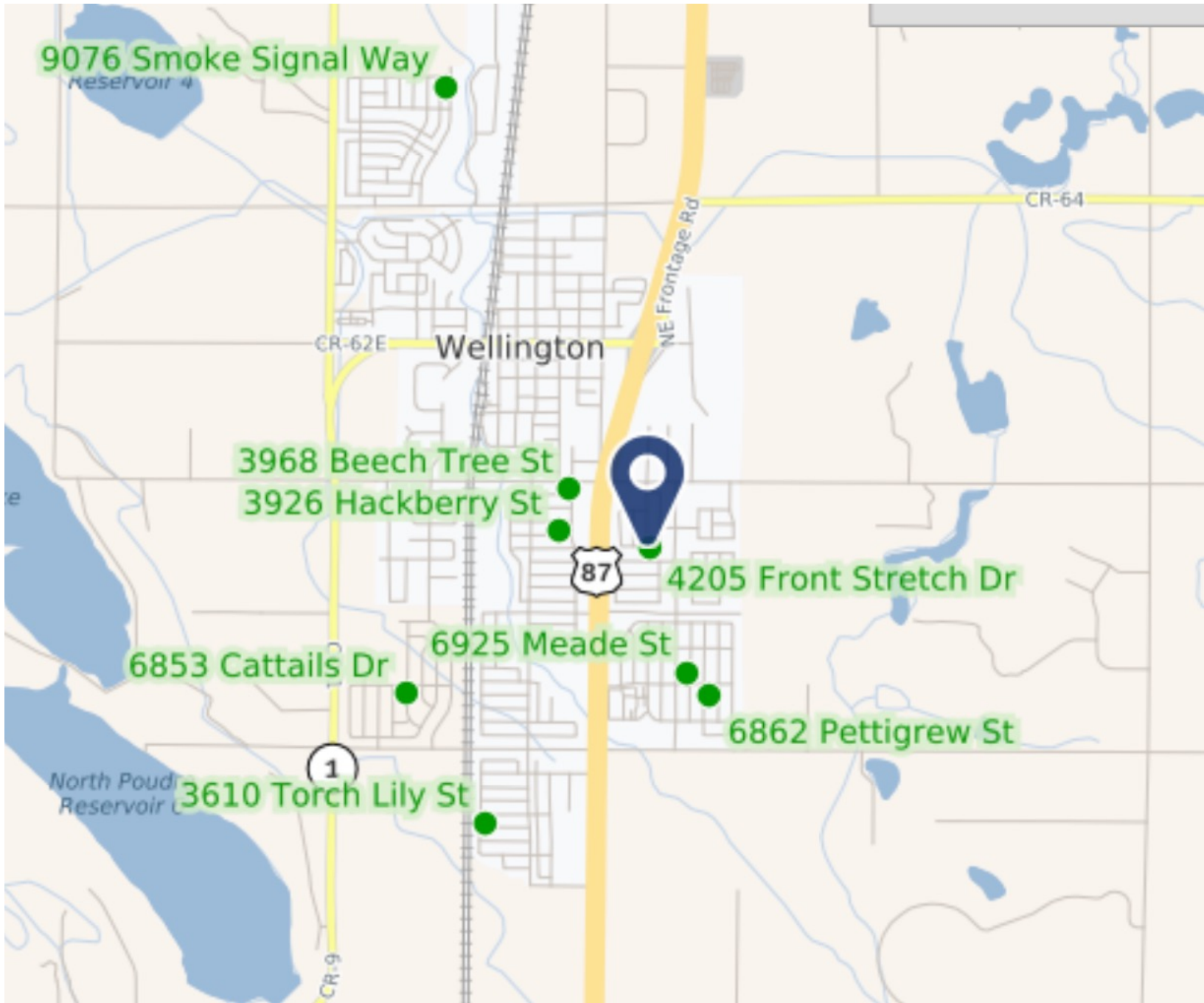


Competitive Range

A modern kitchen interior featuring a white countertop island with a dark base. Four orange bar stools with black metal frames are tucked under the island. Three black pendant lights hang from the ceiling. The background shows white cabinetry, a window, and a range hood.

Positioning Your Home To Sell

(Competitively Pricing Your Home To Find Market Value)



9076 Smoke Signal Way

Reservoir 4

CR-62E

Wellington

NE Frontage Rd

CR-64

3968 Beech Tree St

3926 Hackberry St

87

4205 Front Stretch Dr

6853 Cattails Dr

6925 Meade St

6862 Pettigrew St

1

North Poudre Reservoir


3610 Torch Lily St

CR-9

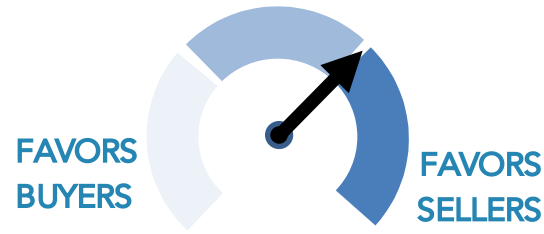
THE REAL ESTATE POND

*Projected Activity in \$450k - \$500k, 2/1/22 to 5/1/22

SUPPLY AND DEMAND

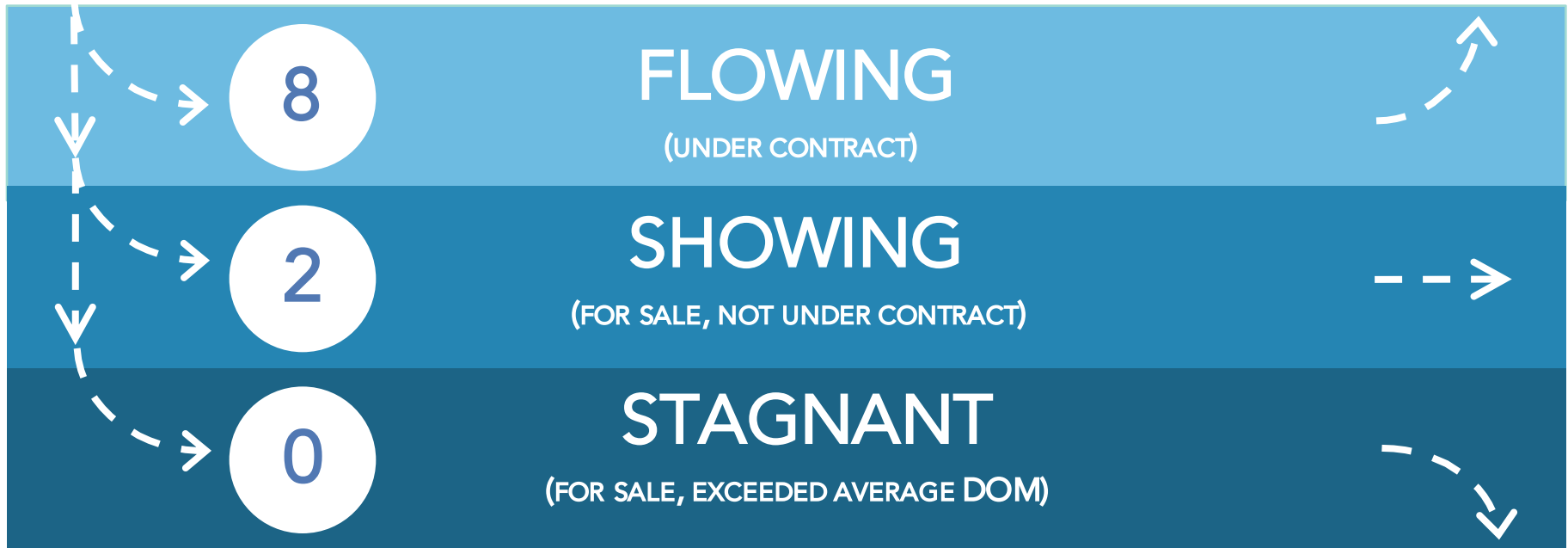

NEW

9
PROJECTED
NEW HOMES
IN 90 DAYS*



11
PROJECTED
SOLD HOMES
IN 90 DAYS*


SOLD

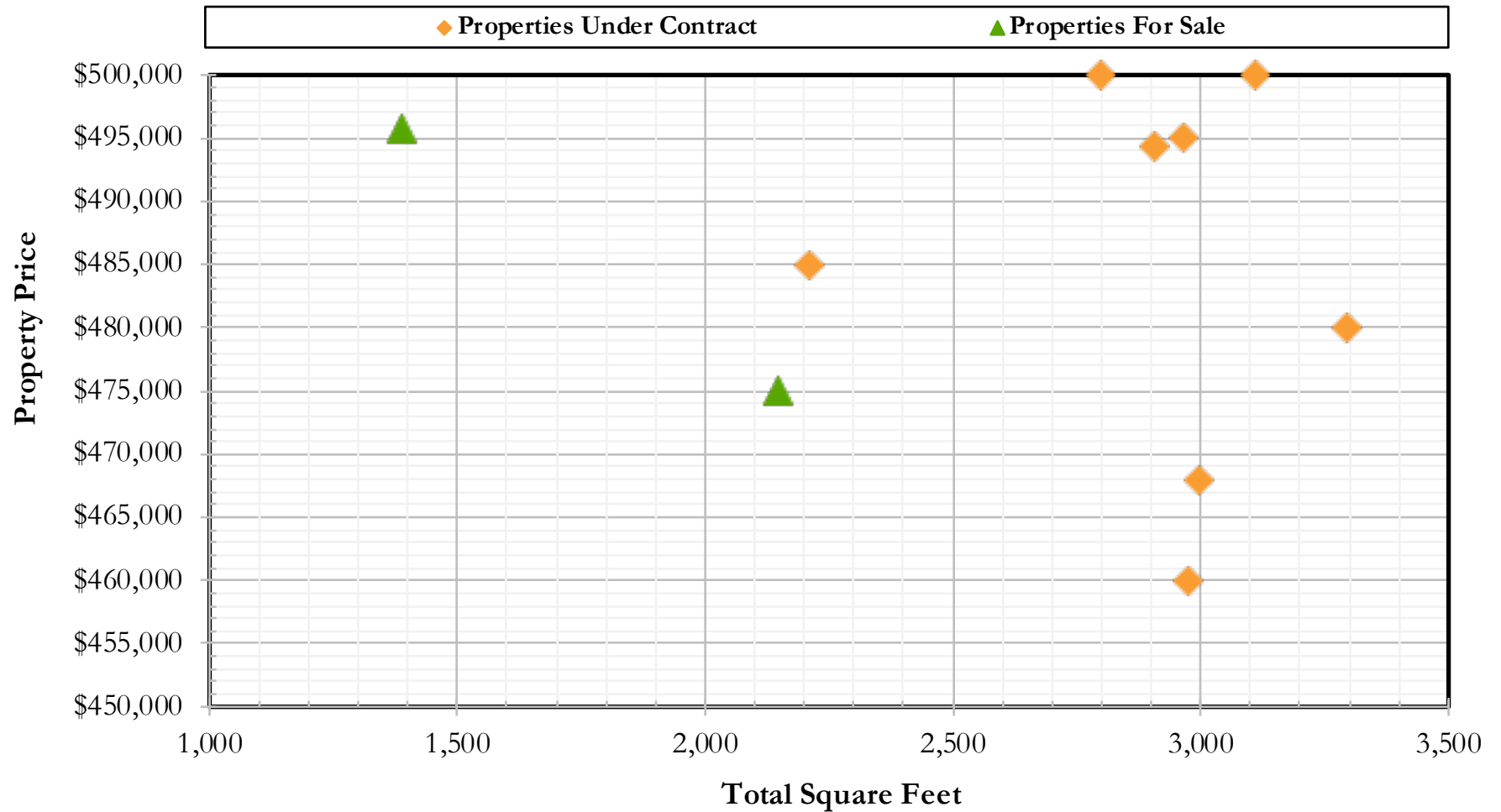


3 NEW PROJECTED SALES.

*PROJECTED DATA BASED ON MARKET TREND AND BUYING PATTERNS

Positioning Scattergram For Properties, \$450k - \$500k (Wellington)

Property Price vs. Total Square Feet (TSF); Properties Listed On 2/1/22

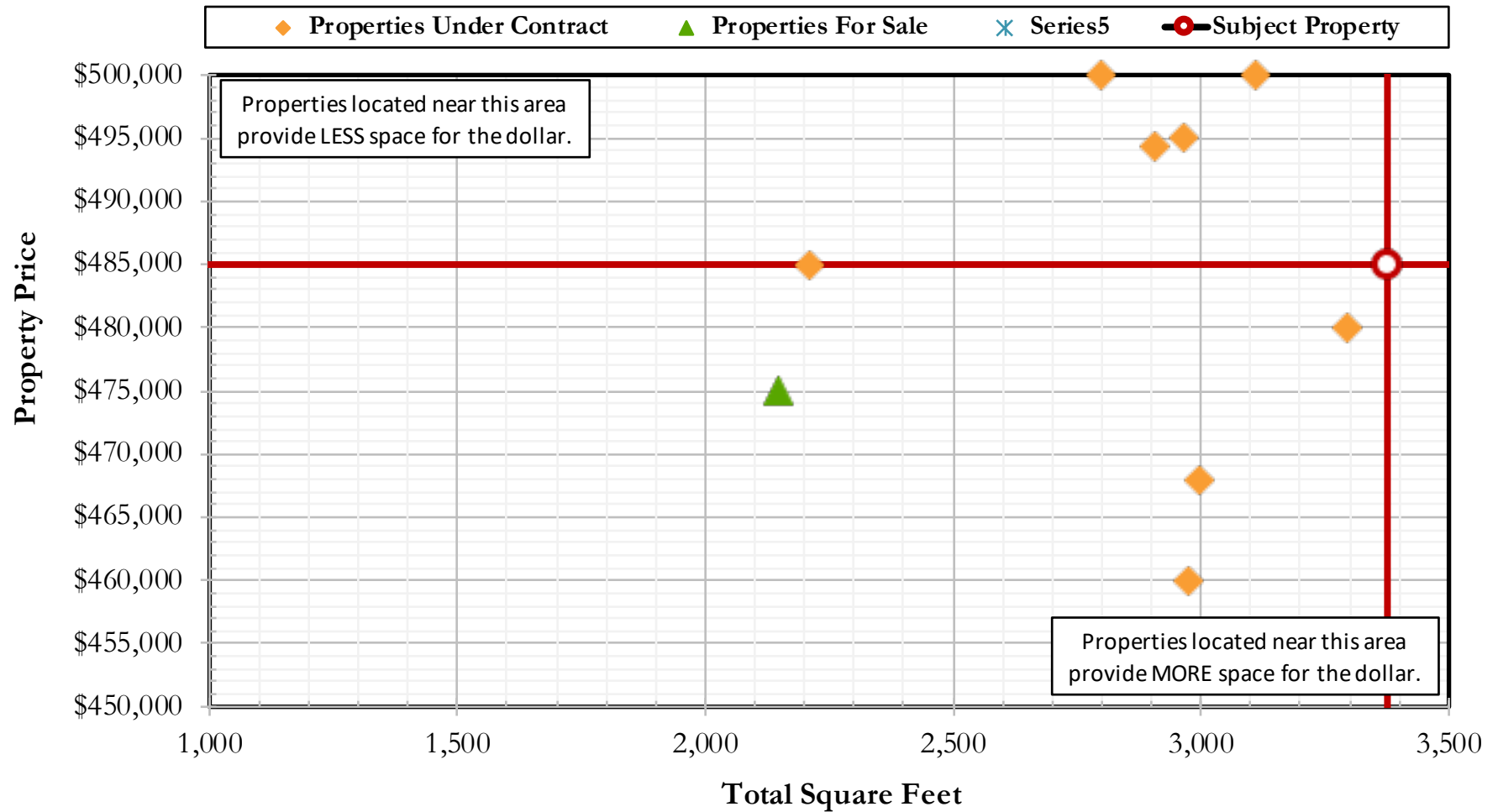


What is Competitive Advantage



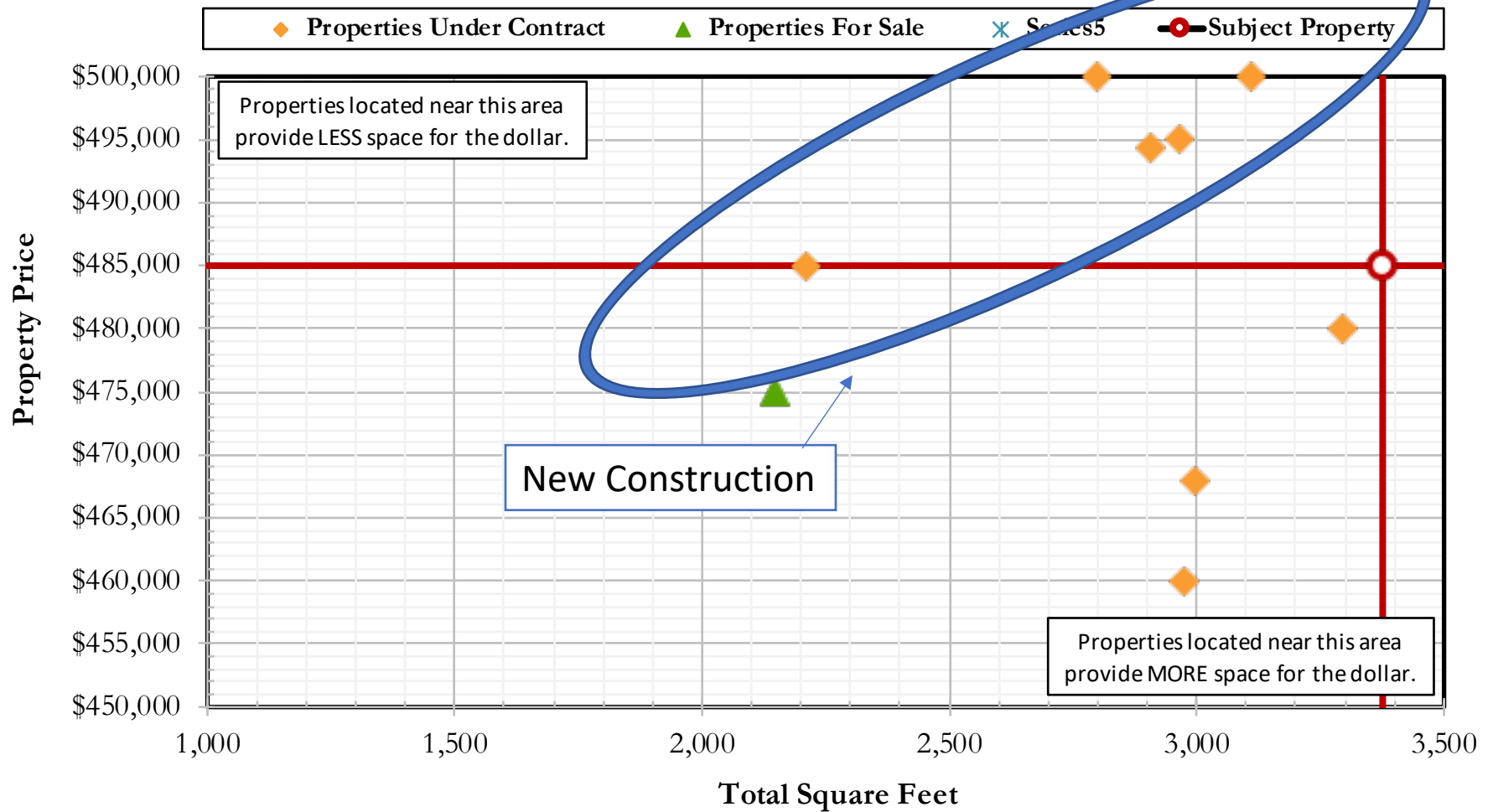
Positioning Scattergram For Properties, \$450k - \$500k (Wellington)

Property Price vs. Total Square Feet (TSF); Properties Listed On 2/1/22

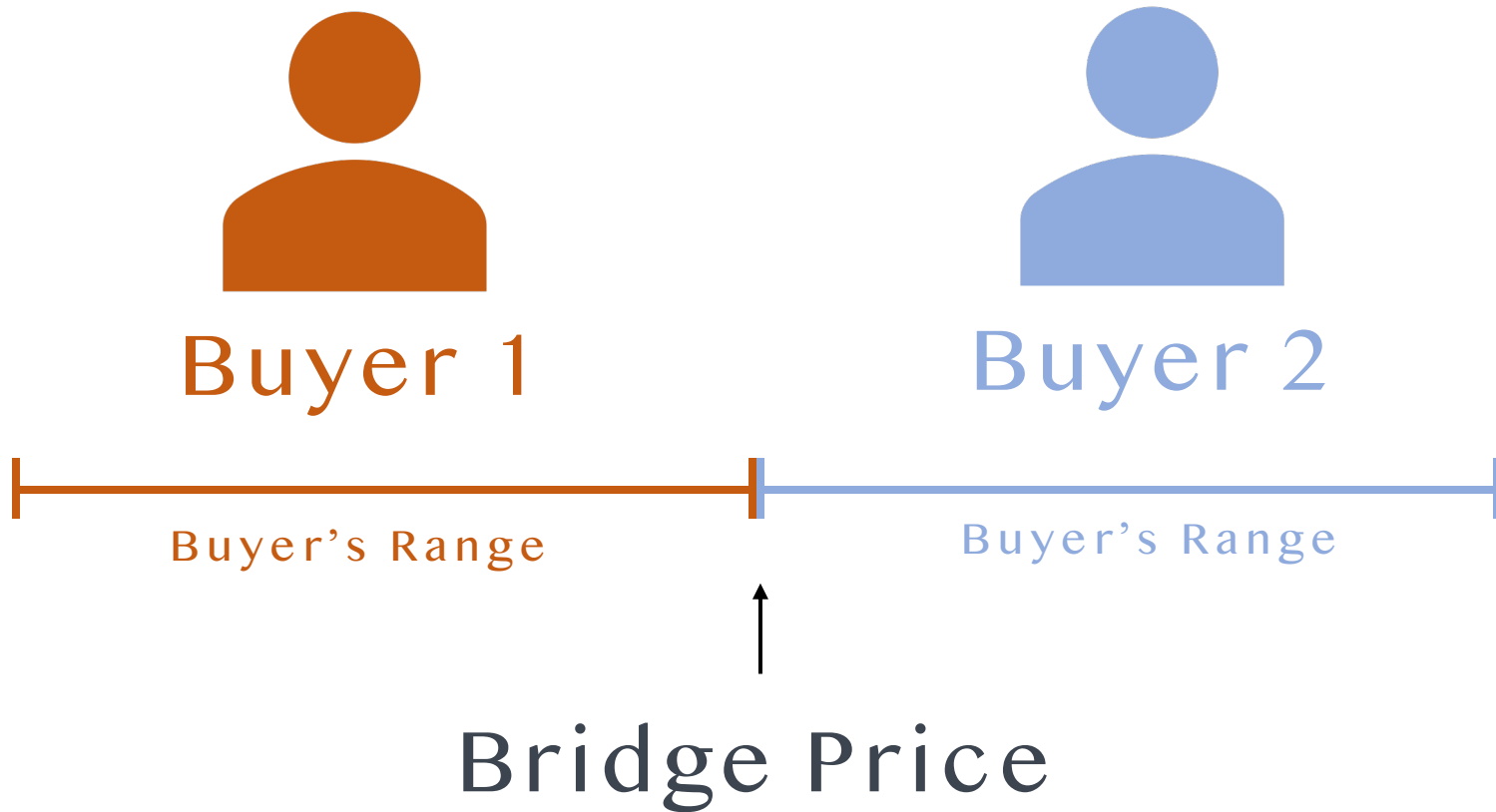


Positioning Scattergram For Properties, \$450k - \$500k (Wellington)

Property Price vs. Total Square Feet (TSF); Properties Listed On 2/1/22



Pricing On The Bridge



A bright, modern bathroom with a large white bathtub, a large window with a view of greenery, and a glass shower enclosure. The room is well-lit with natural light from the window. A white towel is draped over the side of the bathtub. Two large white vases with green plants are placed on either side of the tub. The floor is made of light-colored tiles, and a white mat is on the floor in front of the tub. The overall atmosphere is clean, bright, and inviting.

Your Competitive Market Analysis Summary

(SUMMARY FOR YOUR HOMES ANALYSIS)

1234 Address St, City Name CO

Based on all the information provided, expected list price is:

\$ _____

A photograph of a desk in a study or office. In the foreground, a silver laptop is open on a dark blue desk. To the left of the laptop is a brass desk lamp with a white shade. Several papers are scattered on the desk. In the background, a large white bookshelf is filled with books and decorative items, including a chess knight, a framed picture, a potted plant, and a vase. The scene is lit with soft, natural light.

Additional Resources

(DETAILED MLS SHEETS AND OTHER PERTINENT INFORMATION)



IRES MLS # : 949818 **PRICE:** \$499,000
 6925 Meade St, Wellington 80549
RESIDENTIAL-DETACHED **SOLD**
Locale: Wellington **County:** Larimer
Subdivision: The Meadows
Legal: LOT 12, BLOCK 14, MEADOWS, THE, WEL (20030161105)
Total SqFt All Lvl: 2978 **Basement SqFt:** 1549
Total Finished SqFt: 2972 **Lower Level SqFt:**
Finished SqFt w/o Bsmt: 1429 **Main Level SqFt:** 1429
Upper Level SqFt: **Add Upper Lvl:**
Garage Spaces: 3 **Garage Type:** Attached
Garage SqFt:

Elementary: Eyestone
Elementary2: Rice
Middle/Jr.: Wellington
High School: Poudre
School District: Poudre

Built: 2016 **SqFt Source:** Assessor records
New Const: No
Builder: **Model:**
New Const Notes:

Lot SqFt: 7,101 **Approx. Acres:** 0.16
Elec: Xcel **Water:** Town of Wellington
Gas: Black Hills **Taxes:** \$3,086/2020
PIN: **Zoning:** Res
Waterfront: No **Water Meter Inst:** Yes
Water Rights: No **Well Permit #:**
1st HOA:
Fee: \$100/A **Xfer:** Yes **Rsrv:** Yes
Metro Tax District: No

Listing Comments: 2016 built 4 bed Ranch with a finished basement in the Meadows. There is a non conforming office so could be a 5 bed. This home has 3 beds, 2 baths and laundry on the main level. The basement has been finished tastefully and has a wet bar and large open living room, 3/4 bath, nice size bedroom & office. Tasteful upgrades throughout, this home is built by one of the better quality builders. The garage is a 3 bay and has lots of room for toys. Sellers are needing a first week of October close (...)

Sold Date: 10/05/2021 **Sold Price:** \$497,425
Terms: OTH **DOM:** 35 **DTO:** 16 **DTS:** 35
Down Pmt Assist: N
Concession Type: CA
Total Concession Amt: \$4,200

Bedrooms: 4 **Baths:** 3 **Rough Ins:** 0

Baths	Bsmt	Lwr	Main	Upr	Addl	Total
Full	0	0	2	0	0	2
3/4	1	0	0	0	0	1
1/2	0	0	0	0	0	0

Property Features

Style: 1 Story/Ranch **Construction:** Wood/Frame **Roof:** Composition **Roof Type:** Legal, Conforming **Outdoor Features:** Lawn Sprinkler System, Patio
Location Description: Level Lot, House/Lot Faces E **Fences:** Partially Fenced **Lot Improvements:** Street Paved, Curbs, Gutters, Sidewalks, Street Light **Road Access:** City Street **Road Surface At Property Line:** Blacktop Road **Basement/Foundation:** 90%+ Finished Basement **Heating:** Forced Air **Cooling:** Central Air Conditioning, Ceiling Fan **Inclusions:** Window Coverings, Electric Range/Oven, Dishwasher, Refrigerator, Microwave, Disposal, Smoke Alarm(s) **Design Features:** Eat-in Kitchen, Wood Floors **Primary Bedroom/Bath:** Full Primary Bath
Disabled Accessibility: Main Floor Bath, Main Level Bedroom, Main Level Laundry **Utilities:** Natural Gas, Cable TV Available, Satellite Avail, High Speed Avail **Water/Sewer:** City Water, City Sewer **Ownership:** Private Owner **Possession:** Specific Date **Property Disclosures:** Seller's Property Disclosure **Flood Plain:** Minimal Risk **Possible Usage:** Single Family **New Financing/Lending:** Cash, Conventional, FHA, VA **Exclusions** - Washer/Dryer. Sellers Personal Possessions

All Bedrooms Conform: Yes

Rooms	Level	Length	Width	Floor
Primary Bdrm	M	15	13	Carpet
Bedroom 2	M	11	10	Carpet
Bedroom 3	M	11	10	Carpet
Bedroom 4	B	12	11	Laminate
Bedroom 5	-	-	-	-
Bedroom 6	-	-	-	-
Dining room	M	11	9	Wood
Family room	-	-	-	-
Great room	-	-	-	-
Kitchen	M	10	9	Wood
Laundry	M	9	6	Vinyl
Living room	M	20	15	Wood
Rec room	-	-	-	-
Study/Office	B	10	9	-

Contact: Tim DeLeon **Phone:** 970-215-5579 **Mobile:** 970-215-5579 **Email:** tim@timdeleon.com
Office: Group Harmony **Phone:** 970-229-0700
LA: Todd Patterson **LO:** Coldwell Banker Realty-FTC



Elementary: Eyestone
Middle/Jr.: Wellington
High School: Poudre
School District: Poudre

Lot SqFt: 11,160 **Approx. Acres:** 0.26
Elec: Xcel **Water:** Town of Wellington
Gas: Black Hills **Taxes:** \$2,964/2020
PIN: **Zoning:** RES
Waterfront: No **Water Meter Inst:** Yes
Water Rights: No **Well Permit #:**
1st HOA: The Meadows
Fee: \$100/A **Xfer:** Yes **Rsrv:** Yes **Cov:** Yes
Metro Tax District: No

Baths	Bsmt	Lwr	Main	Upr	Addl	Total
Full	0	0	2	0	0	2
3/4	0	0	0	0	0	0
1/2	0	0	0	0	0	0

All Bedrooms Conform: Yes

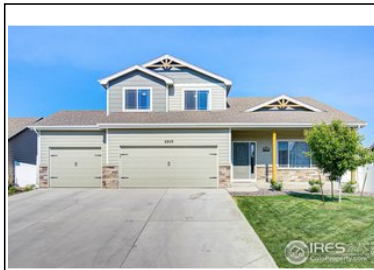
Rooms	Level	Length	Width	Floor
Primary Bdrm	M	14	15	Carpet
Bedroom 2	M	10	12	Carpet
Bedroom 3	M	11	10	Carpet
Bedroom 4	-	-	-	-
Bedroom 5	-	-	-	-
Bedroom 6	-	-	-	-
Dining room	M	8	11	Wood
Family room	-	-	-	-
Great room	-	-	-	-
Kitchen	M	10	11	Wood
Laundry	M	7	5	Vinyl
Living room	M	14	19	Carpet
Rec room	-	-	-	-
Study/Office	-	-	-	-

IRE MLS # : 953171 **PRICE:** \$475,000
 6900 Sumner St, Wellington 80549
RESIDENTIAL-DETACHED **SOLD**
Locale: Wellington **County:** Larimer
Subdivision: The Meadows
Legal: LOT 29, BLOCK 1, THE MEADOWS, TOWN OF WELLINGTON, COUNTY OF LARIMER, STATE OF COLORADO.
Total SqFt All Lvl: 3342 **Basement SqFt:** 1671
Total Finished SqFt: 1671 **Lower Level SqFt:**
Finished SqFt w/o Bsmt: 1671 **Main Level SqFt:** 1671
Upper Level SqFt: **Addl Upper Lvl:**
Garage Spaces: 3 **Garage Type:** Attached
Garage SqFt: 845
Built: 2017 **SqFt Source:** Other
New Const: No
Builder: Sage Homes **Model:**
New Const Notes:

Listing Comments: Welcome home to this beautiful, move-in ready ranch in The Meadows! This well designed home offers 3 bedrooms, 2 baths with 1671 finished square feet and includes a full unfinished basement for future expansion/storage, a HUGE 845 square feet 3 car garage and designer finishes throughout. The spacious and functional eat-in kitchen features upgraded Kitchenaid appliances which include a gas range, microwave, dishwasher and french door refrigerator. The kitchen also features a walk-in pantry, hard (...)
Sold Date: 11/22/2021 **Sold Price:** \$475,000
Terms: CONV FIX **DOM:** 40 **DTO:** 13 **DTS:** 40
Down Pmt Assist: N
Concession Type: CC
Points Paid/Seller: 0 **Points Paid/Buyer:** 0
Total Concession Amt: \$570

Property Features
Style: 1 Story/Ranch **Construction:** Wood/Frame, Stone **Roof:** Composition Roof **Association Fee Includes:** Management **Type:** Legal, Conforming **Outdoor Features:** Lawn Sprinkler System, Patio, Oversized Garage **Location Description:** Level Lot, House/Lot Faces W
Lot Improvements: Street Paved, Curbs, Gutters, Sidewalks
Road Access: City Street **Road Surface At Property Line:** Blacktop Road
Basement/Foundation: Full Basement, Unfinished Basement, Slab, Rough-in for Radon **Heating:** Forced Air **Cooling:** Central Air Conditioning, Ceiling Fan **Inclusions:** Window Coverings, Gas Range/Oven, Dishwasher, Refrigerator, Clothes Washer, Clothes Dryer, Microwave, Laundry Tub, Garage Door Opener **Energy Features:** Double Pane Windows, High Efficiency Furnace, Set Back Thermostat **Design Features:** Eat-in Kitchen, Cathedral/Vaulted Ceilings, Open Floor Plan, Pantry, Wood Windows, 9ft+ Ceilings **Primary Bedroom/Bath:** 5 Piece Primary Bath
Disabled Accessibility: Level Lot, Main Floor Bath, Main Level Bedroom, Stall Shower, Main Level Laundry **Utilities:** Natural Gas, Electric, Cable TV Available, Satellite Avail, High Speed Avail **Water/Sewer:** City Water, City Sewer **Ownership:** Private Owner **Possession:** See Remarks
Property Disclosures: Seller's Property Disclosure **Flood Plain:** Minimal Risk **Possible Usage:** Single Family **New Financing/Lending:** Cash, Conventional, FHA, VA **Exclusions** - Seller's personal property

Contact: Tim DeLeon **Phone:** 970-215-5579 **Mobile:** 970-215-5579 **Email:** tim@timdeleon.com
Office: Group Harmony **Phone:** 970-229-0700
LA: Alycia Martinez **LO:** Group Loveland



Elementary: Eyestone
Middle/Jr.: Wellington
High School: Poudre
School District: Poudre

Lot SqFt: 7,280 **Approx. Acres:** 0.17
Elec: Xcel **Water:** Town of Wellington
Gas: **Taxes:** \$3,179/2020
PIN: 88033-25-014 **Zoning:** Res
Waterfront: No **Water Meter Inst:** Yes
Water Rights: No **Well Permit #:**
1st HOA: The Meadows 720-939-4719
Fee: \$100/A **Xfer:** Yes **Rsrv:** Yes **Cov:** Yes
Metro Tax District: No

Baths	Bsmt	Lwr	Main	Upr	Addl	Total
Full	0	0	0	2	0	2
3/4	0	0	1	0	0	1
1/2	0	0	0	0	0	0

All Bedrooms Conform: Yes

Rooms	Level	Length	Width	Floor
Primary Bdrm	U	16	13	Carpet
Bedroom 2	U	15	11	Carpet
Bedroom 3	U	17	11	Carpet
Bedroom 4	-	-	-	-
Bedroom 5	-	-	-	-
Bedroom 6	-	-	-	-
Dining room	M	11	11	Wood
Family room	-	-	-	-
Great room	-	-	-	-
Kitchen	M	18	11	Wood
Laundry	M	7	5	Vinyl
Living room	M	20	14	Carpet
Rec room	-	-	-	-
Study/Office	M	13	10	Carpet

IRES MLS # : 943598 **PRICE:** \$500,000
 6849 Langland St, Wellington 80549
RESIDENTIAL-DETACHED **SOLD**
Locale: Wellington **County:** Larimer
Subdivision: The Meadows
Legal: LOT 14, BLOCK 21, THE MEADOWS, S TOWN OF WELLINGTON,
 COUNTY OF LARIMER, STATE OF COLORADO

Total SqFt All Lvl: 3528 **Basement SqFt:** 1294
Total Finished SqFt: 2234 **Lower Level SqFt:**
Finished SqFt w/o Bsmt: 2234 **Main Level SqFt:** 1304
Upper Level SqFt: 930 **Addl Upper Lvl:**
Garage Spaces: 3 **Garage Type:** Attached
Garage SqFt: 753
Built: 2014 **SqFt Source:** Other
New Const: No
Builder: Sage Homes **Model:** Denali III
New Const Notes:

Listing Comments: The spacious covered front porch invites you into this home. Just inside is the office with French doors for light and privacy. Next is the formal dining room for large gatherings. The kitchen has wood floors, an island, upgraded cabinets and pantry. It is open to the informal dining area and great room. Upstairs are 3 bedrooms; the owners suite has a 5 fixture bath including two separate vanity areas. The 3 car garage, full unfinished basement and patio the width of the home are just some o (...)

Sold Date: 09/03/2021 **Sold Price:** \$495,000
Terms: FHA FIX **DOM:** 78 **DTO:** 41 **DTS:** 78
Down Pmt Assist: N
Concession Type: None

Property Features
Style: 2 Story Construction: Wood/Frame **Roof:** Composition Roof
Association Fee Includes: Management **Type:** Legal, Conforming,
 Contemporary/Modern **Outdoor Features:** Lawn Sprinkler System, Patio
Location Description: House/Lot Faces E **Fences:** Enclosed Fenced
 Area, Vinyl/Composite Fence **Views:** City View **Lot Improvements:** Street
 Paved, Curbs, Gutters, Sidewalks, Street Light **Road Access:** City Street
Road Surface At Property Line: Blacktop Road **Basement/Foundation:**
 Full Basement, Unfinished Basement, Rough-in for Radon **Heating:** Forced
 Air **Cooling:** Central Air Conditioning **Inclusions:** Window Coverings, Gas
 Range/Oven, Dishwasher, Refrigerator, Microwave **Energy Features:**
 Double Pane Windows, High Efficiency Furnace **Design Features:**
 Separate Dining Room, Cathedral/Vaulted Ceilings, Open Floor Plan,
 Pantry, Washer/Dryer Hookups, Wood Floors **Primary Bedroom/Bath:** 5
 Piece Primary Bath **Utilities:** Natural Gas **Water/Sewer:** City Water, City
 Sewer **Ownership:** Private Owner **Possession:** Delivery of Deed
Property Disclosures: Seller's Property Disclosure **Flood Plain:** Minimal
 Risk **Possible Usage:** Single Family **New Financing/Lending:** Cash,
 Conventional, VA **Exclusions** - Personal Property

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