



4749 Lucille Court

Loveland

\$314,900

Completely upgraded from the foundation up, this gorgeous ranch style home sits on almost 1/2 acre. Wood floors in entry, hall, and kitchen. Custom upgrades include upgraded kitchen with custom cabinetry, granite counters, custom backsplash and stainless appliances. Spacious floor plan includes great room, fireplace, spacious master with walk-in closet, 5 piece bath, formal dining and office/bedroom. New landscaping, 3 car garage, new driveway and room for RV/boat parking in subdivision with no HOA.



MLS # 630101

ROOM SIZES

Master Bedroom..... 17x14
Bedroom 2..... 11x11
Bedroom 3 / Study 13x12
Dining room..... 12x12
Great room 15x14
Kitchen 21x12
Laundry 7x6

GENERAL INFORMATION

Lot Size 18,175
Electric..... PV REA
Gas..... Xcel
Water..... Little Thompson
Taxes/Year..... \$1557/2009
Bedrooms 3
Bathrooms 2
Total Square Feet 3848
 Finished 1924
 Basement 1924
 Main 1924
Garage 3 Car Attached
Year Built..... 2003
Subdivision..... Colony Ridge Estates
Style 1 Story Ranch
Construction Wood/Frame
 Composition Siding
Floors Wood, Tile, Carpet
Heating..... Forced Air

INCLUSIONS

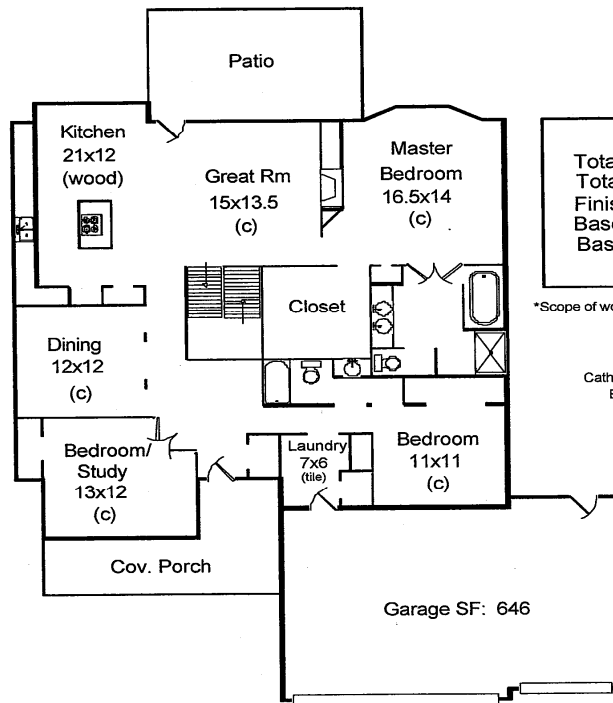
Electric Range/Oven, Dishwasher,
Microwave

SCHOOLS

Elementary Carrie Martin
Middle/Junior..... Reed
High School..... Thompson Valley

Information herein deemed reliable but not guaranteed. Distance and measurements are approximate and subject to correction. See our listings at www.thegroupinc.com June 8, 2010

First Level SF: 1924

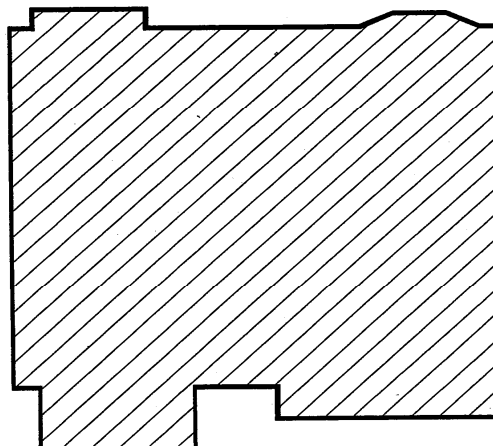


Total SF: 3848
Total Finished SF: 1924
Finished w/o Bsmt SF: 1924
Basement SF: 1924
Basement Finished: 0%

*Scope of work is defined and included with this sketch

Appraisal Dimensions, LLC
www.appraisaldimensions.com
Cathy Miles, Cert. Residential Appraiser
Billy Miles, Registered Appraiser
5-13-2010

Basement SF: 1924



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