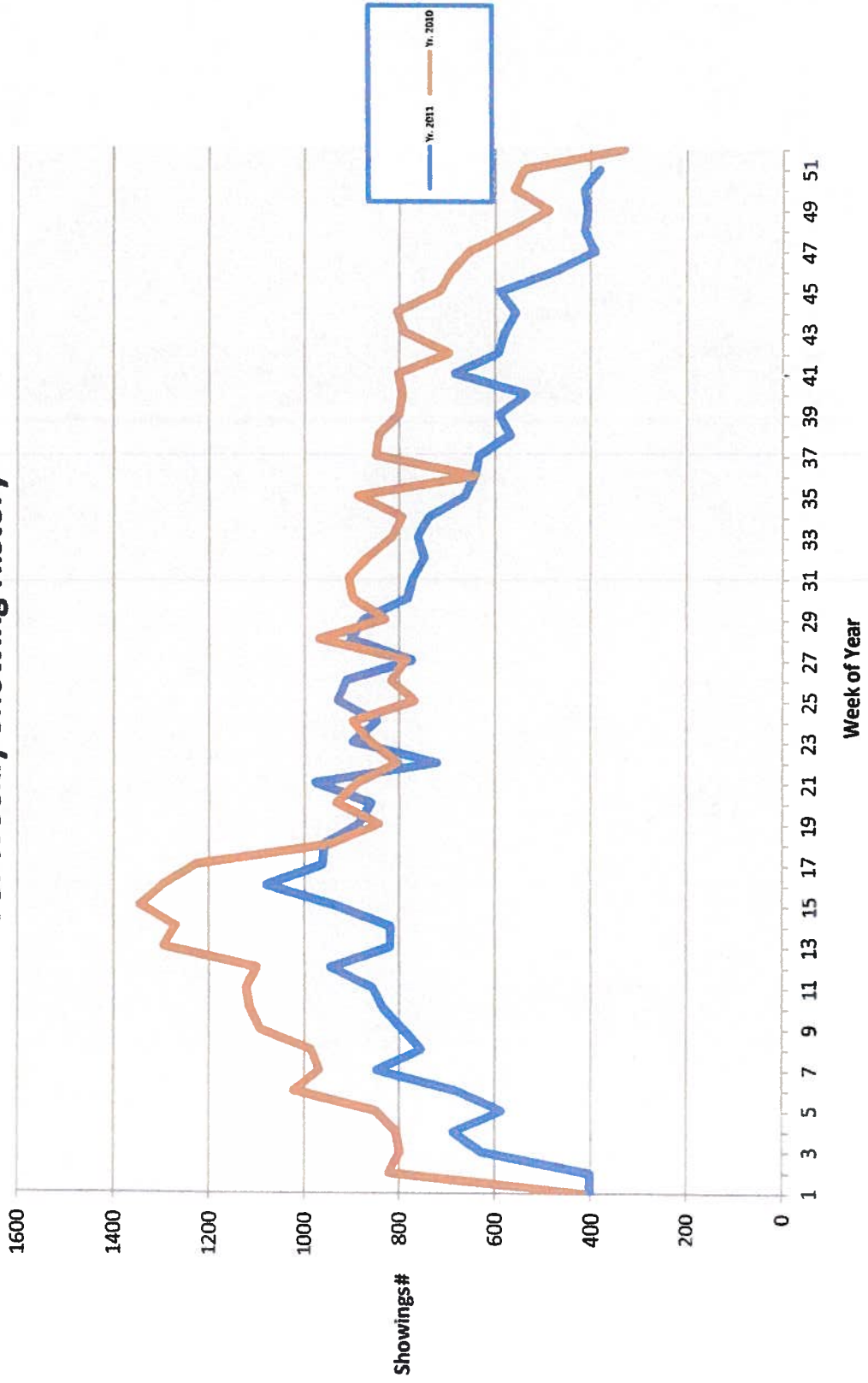
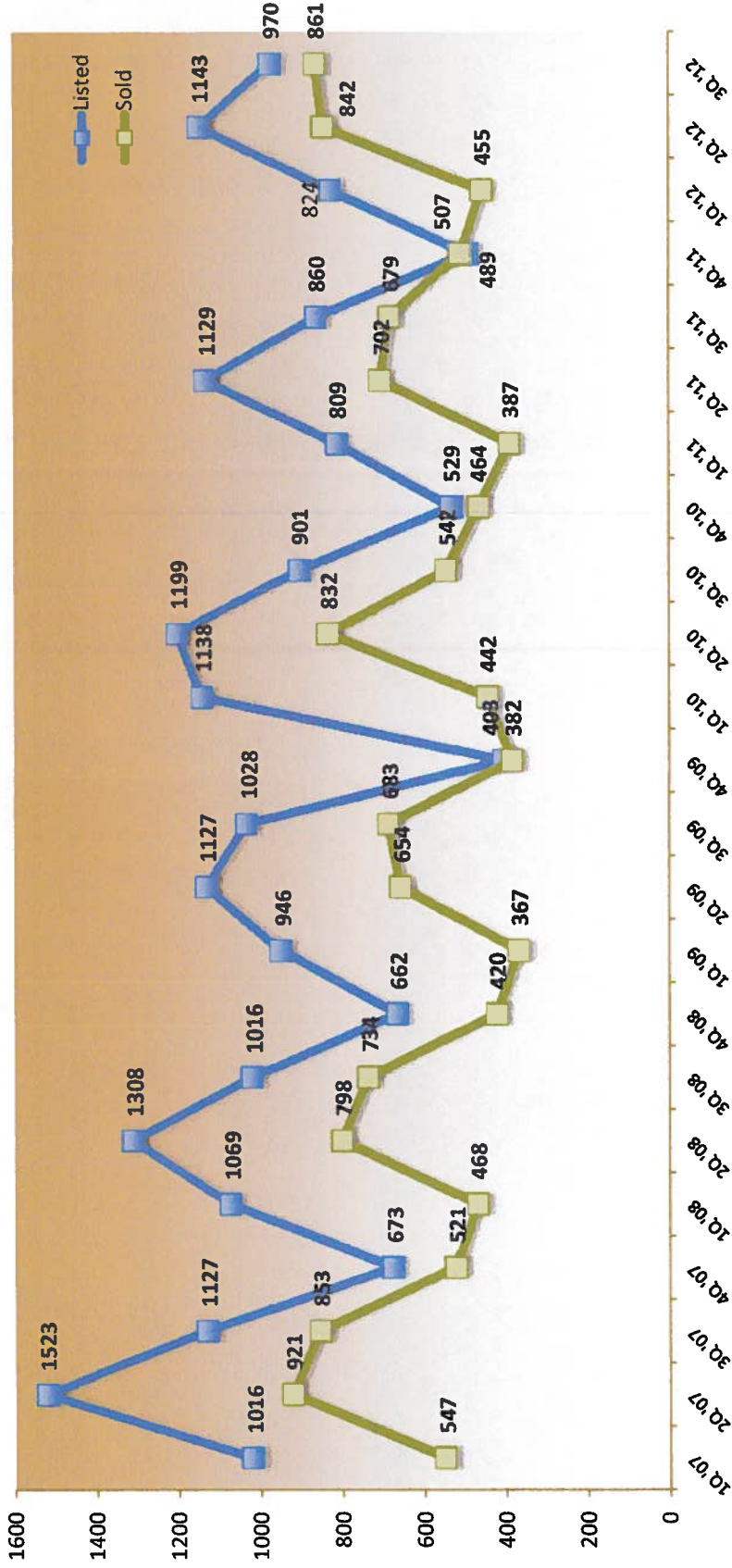


# TGI Weekly Showing History



# Single Family Homes Listed vs. Sold Fort Collins



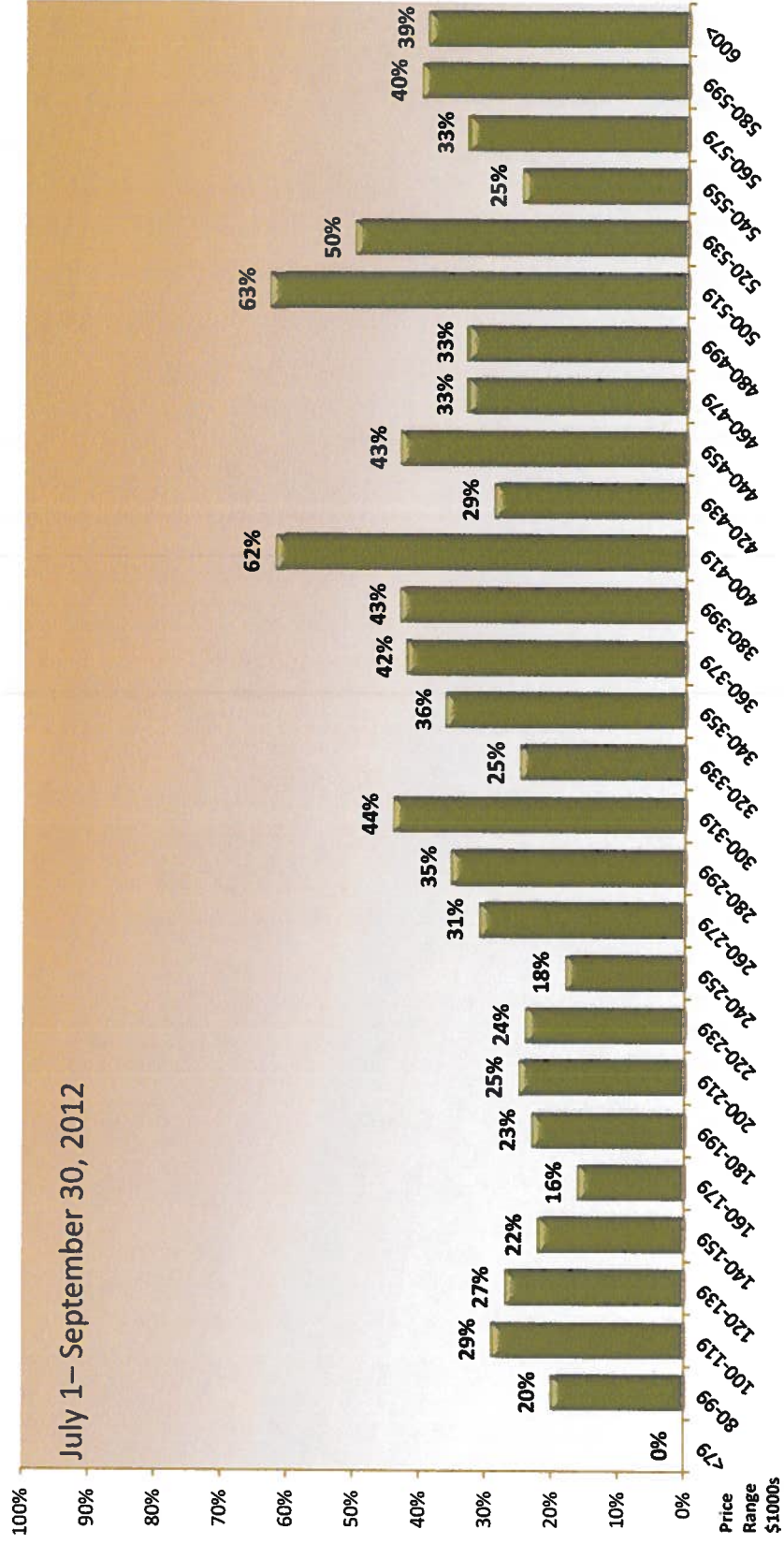
**LEADING REAL ESTATE COMPANIES OF THE WORLD®**

Source: Multiple Listing Service (MLS) for Northern Colorado  
Copyright © 2012 The Group, Inc. Real Estate.



# Market Share by Price Range

## Fort Collins Area Single Family Homes



**LEADING REAL ESTATE COMPANIES OF THE WORLD.**



Source: Multiple Listing Service (MLS) for Northern Colorado  
 Copyright © 2012 The Group, Inc. Real Estate.

**Fort Collins Area Single Family Residential Housing Supply and Demand**  
**7/1/2012 to 9/30/2012**

|                              | <b># SFR Sold<br/>(Demand)</b> | <b># SFR Active<br/>(Supply)</b> | <b>Months of<br/>Inventory</b> | <b># SFR Listed<br/>New This Quarter</b> |
|------------------------------|--------------------------------|----------------------------------|--------------------------------|--|
| <b>Under - \$79,999</b>      | 6                              | 12                               | 6.00                           | 7  |
| <b>\$80,000 - \$99,999</b>   | 5                              | 16                               | 9.60                           | 6  |
| <b>\$100,000 - \$119,999</b> | 7                              | 15                               | 6.43                           | 10                                       |
| <b>\$120,000 - \$139,999</b> | 11                             | 31                               | 8.45                           | 16                                       |
| <b>\$140,000 - \$159,999</b> | 23                             | 40                               | 5.22                           | 27                                       |
| <b>\$160,000 - \$179,999</b> | 57                             | 45                               | 2.37                           | 41                                       |
| <b>\$180,000 - \$199,999</b> | 80                             | 83                               | 3.11                           | 83                                       |
| <b>\$200,000 - \$219,999</b> | 100                            | 88                               | 2.64                           | 112                                      |
| <b>\$220,000 - \$239,999</b> | 98                             | 83                               | 2.54                           | 90                                       |
| <b>\$240,000 - \$259,999</b> | 77                             | 83                               | 3.23                           | 86                                       |
| <b>\$260,000 - \$279,999</b> | 68                             | 74                               | 3.26                           | 73                                       |
| <b>\$280,000 - \$299,999</b> | 69                             | 71                               | 3.09                           | 69                                       |
| <b>\$300,000 - \$319,999</b> | 32                             | 53                               | 4.97                           | 40                                       |
| <b>\$320,000 - \$339,999</b> | 51                             | 37                               | 2.18                           | 35                                       |
| <b>\$340,000 - \$359,999</b> | 28                             | 43                               | 4.61                           | 31                                       |
| <b>\$360,000 - \$379,999</b> | 26                             | 33                               | 3.81                           | 31                                       |
| <b>\$380,000 - \$399,999</b> | 14                             | 35                               | 7.50                           | 26                                       |
| <b>\$400,000 - \$419,999</b> | 21                             | 17                               | 2.43                           | 21                                       |
| <b>\$420,000 - \$439,999</b> | 7                              | 25                               | 10.71                          | 18                                       |
| <b>\$440,000 - \$459,999</b> | 14                             | 21                               | 4.50                           | 16                                       |
| <b>\$460,000 - \$479,999</b> | 6                              | 27                               | 13.50                          | 18                                       |
| <b>\$480,000 - \$499,999</b> | 6                              | 21                               | 10.50                          | 13                                       |
| <b>\$500,000 - \$519,999</b> | 8                              | 3                                | 1.13                           | 1  |
| <b>\$520,000 - \$539,999</b> | 4                              | 20                               | 15.00                          | 16                                       |
| <b>\$540,000 - \$559,999</b> | 4                              | 18                               | 13.50                          | 7  |
| <b>\$560,000 - \$579,999</b> | 3                              | 10                               | 10.00                          | 5  |
| <b>\$580,000 - \$599,999</b> | 5                              | 12                               | 7.20                           | 13                                       |
| <b>\$600,000 - \$619,999</b> | 3                              | 7                                | 7.00                           | 4  |
| <b>\$620,000 - \$639,999</b> | 3                              | 14                               | 14.00                          | 7  |
| <b>\$640,000 - \$659,999</b> | 1                              | 15                               | 45.00                          | 5  |
| <b>\$660,000 - \$679,999</b> | 4                              | 12                               | 9.00                           | 7  |
| <b>\$680,000 - \$699,999</b> | 3                              | 7                                | 7.00                           | 4  |
| <b>\$700,000 - Over</b>      | 17                             | 79                               | 13.94                          | 32                                       |
| <b>Totals</b>                | <b>861</b>                     | <b>1150</b>                      | <b>4.01</b>                    | <b>970</b>                               |

**Total Sold Value: \$246,183,220    Average Sold Price: \$285,927**

Based on information from IRES, LLC for dates noted above.

**Fort Collins Area Single Family Residential Housing Supply and Demand**  
**Sold Properties Listed By The Group**  
**7/1/2012 to 9/30/2012**

|                       | # SFR Sold<br>(Demand) | # SFR Active<br>(Supply) | Months of<br>Inventory | # SFR Listed<br>New This Quarter |
|-----------------------|------------------------|--------------------------|------------------------|----------------------------------|
| Under - \$79,999      | 0                      | 0                        | ~                      | 0                                |
| \$80,000 - \$99,999   | 1                      | 2                        | 6.00                   | 0                                |
| \$100,000 - \$119,999 | 2                      | 0                        | 0.00                   | 0                                |
| \$120,000 - \$139,999 | 3                      | 1                        | 1.00                   | 1                                |
| \$140,000 - \$159,999 | 5                      | 3                        | 1.80                   | 4                                |
| \$160,000 - \$179,999 | 9                      | 5                        | 1.67                   | 6                                |
| \$180,000 - \$199,999 | 18                     | 8                        | 1.33                   | 13                               |
| \$200,000 - \$219,999 | 25                     | 22                       | 2.64                   | 27                               |
| \$220,000 - \$239,999 | 24                     | 17                       | 2.13                   | 17                               |
| \$240,000 - \$259,999 | 14                     | 13                       | 2.79                   | 15                               |
| \$260,000 - \$279,999 | 21                     | 15                       | 2.14                   | 16                               |
| \$280,000 - \$299,999 | 24                     | 14                       | 1.75                   | 14                               |
| \$300,000 - \$319,999 | 14                     | 12                       | 2.57                   | 12                               |
| \$320,000 - \$339,999 | 13                     | 12                       | 2.77                   | 11                               |
| \$340,000 - \$359,999 | 10                     | 16                       | 4.80                   | 14                               |
| \$360,000 - \$379,999 | 11                     | 5                        | 1.36                   | 7                                |
| \$380,000 - \$399,999 | 6                      | 11                       | 5.50                   | 13                               |
| \$400,000 - \$419,999 | 13                     | 7                        | 1.62                   | 13                               |
| \$420,000 - \$439,999 | 2                      | 4                        | 6.00                   | 2                                |
| \$440,000 - \$459,999 | 6                      | 8                        | 4.00                   | 5                                |
| \$460,000 - \$479,999 | 2                      | 8                        | 12.00                  | 8                                |
| \$480,000 - \$499,999 | 2                      | 7                        | 10.50                  | 5                                |
| \$500,000 - \$519,999 | 5                      | 1                        | 0.60                   | 0                                |
| \$520,000 - \$539,999 | 2                      | 3                        | 4.50                   | 5                                |
| \$540,000 - \$559,999 | 1                      | 8                        | 24.00                  | 3                                |
| \$560,000 - \$579,999 | 1                      | 3                        | 9.00                   | 1                                |
| \$580,000 - \$599,999 | 2                      | 5                        | 7.50                   | 3                                |
| \$600,000 - \$619,999 | 1                      | 4                        | 12.00                  | 3                                |
| \$620,000 - \$639,999 | 3                      | 5                        | 5.00                   | 5                                |
| \$640,000 - \$659,999 | 0                      | 5                        | ~                      | 2                                |
| \$660,000 - \$679,999 | 1                      | 3                        | 9.00                   | 2                                |
| \$680,000 - \$699,999 | 1                      | 4                        | 12.00                  | 3                                |
| \$700,000 - Over      | 6                      | 24                       | 12.00                  | 12                               |
| <b>Totals</b>         | <b>248</b>             | <b>255</b>               | <b>3.08</b>            | <b>242</b>                       |

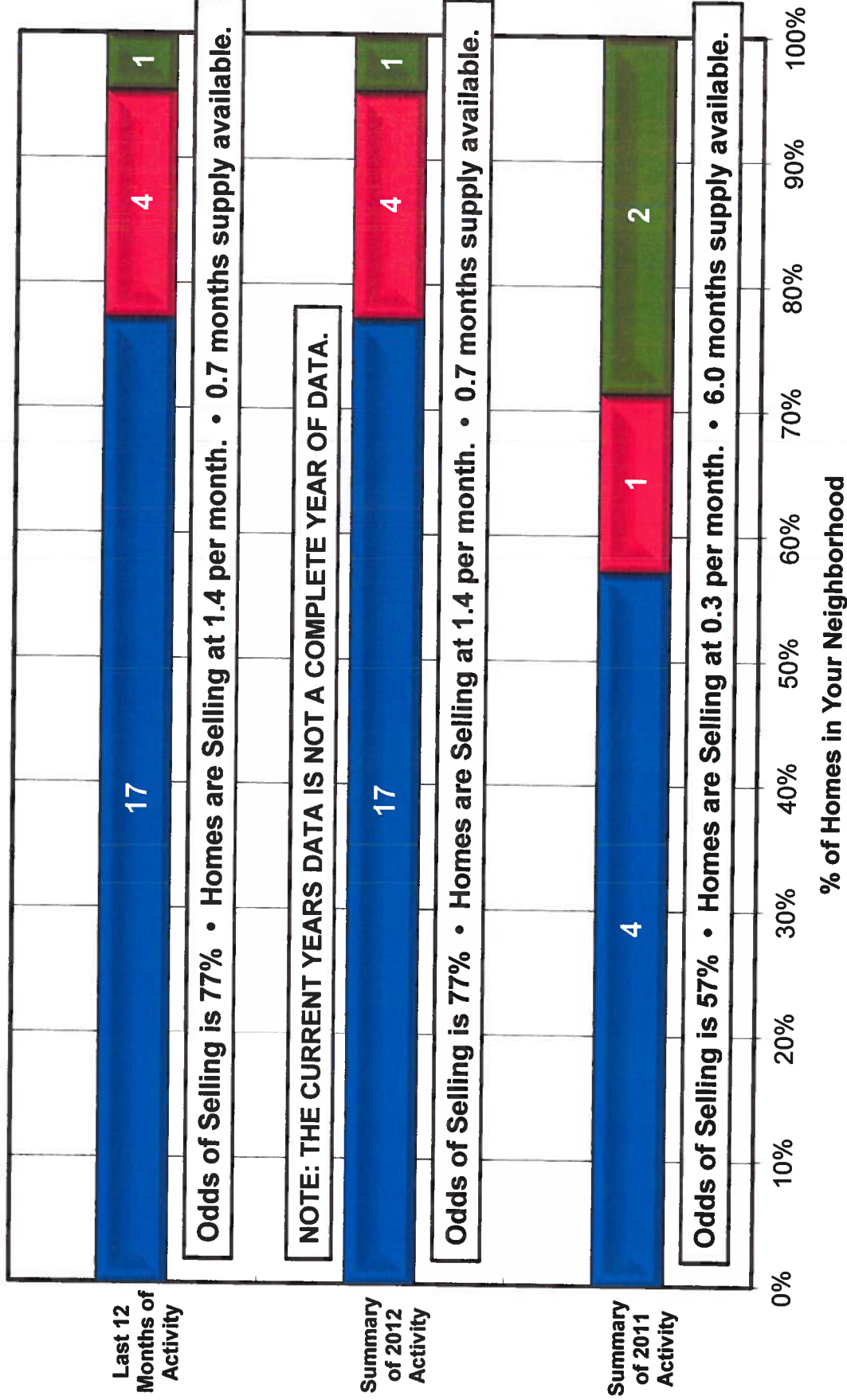
Based on information from IRES, LLC for dates noted above.



# What are the Odds of Selling Your Home?

## Collindale (Fort Collins)

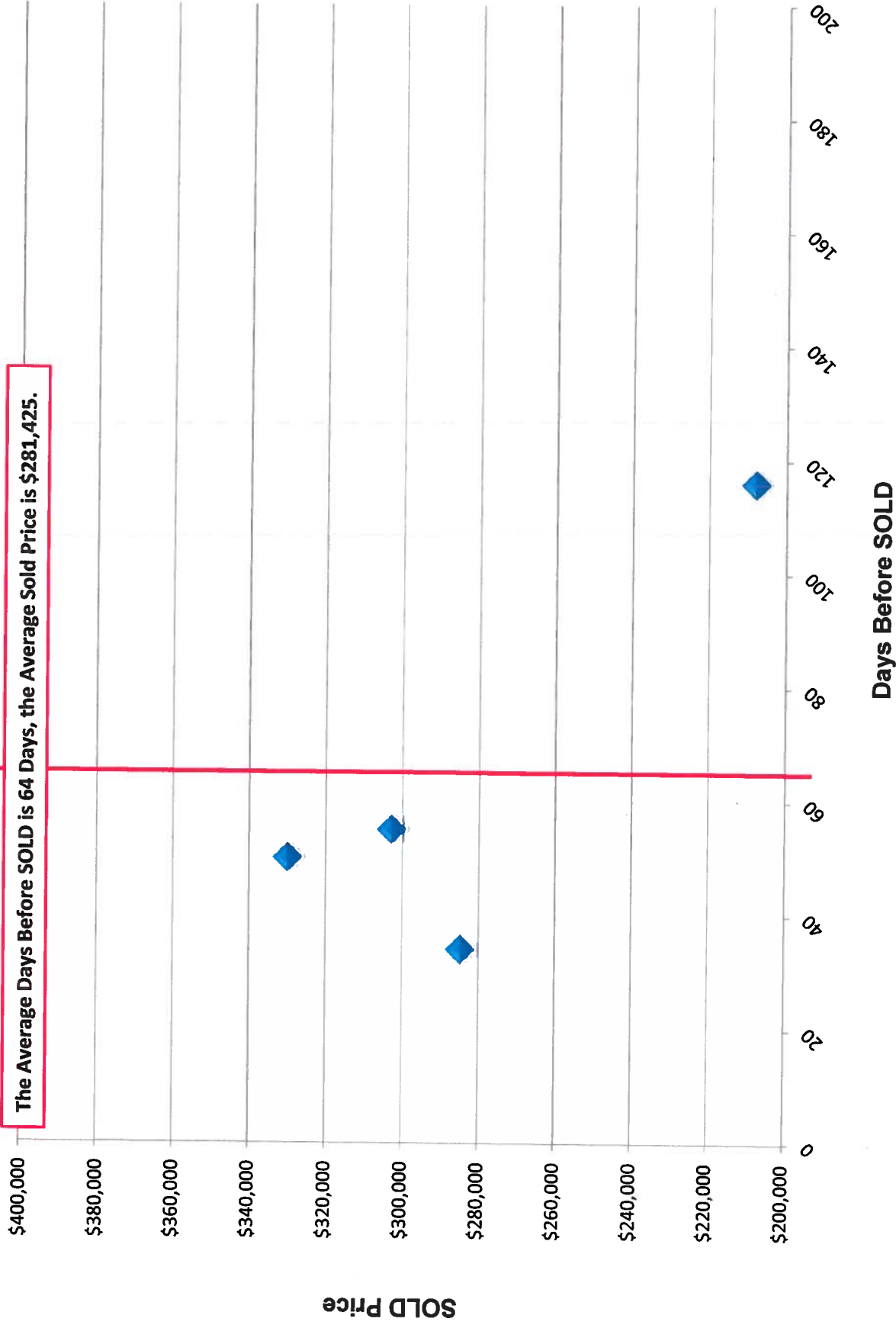
■ SOLD ■ WITHDRAWN/EXPIRED ■ FOR SALE



Source: MLS, Information deemed reliable but not guaranteed., Data Collected: 12/17/2012

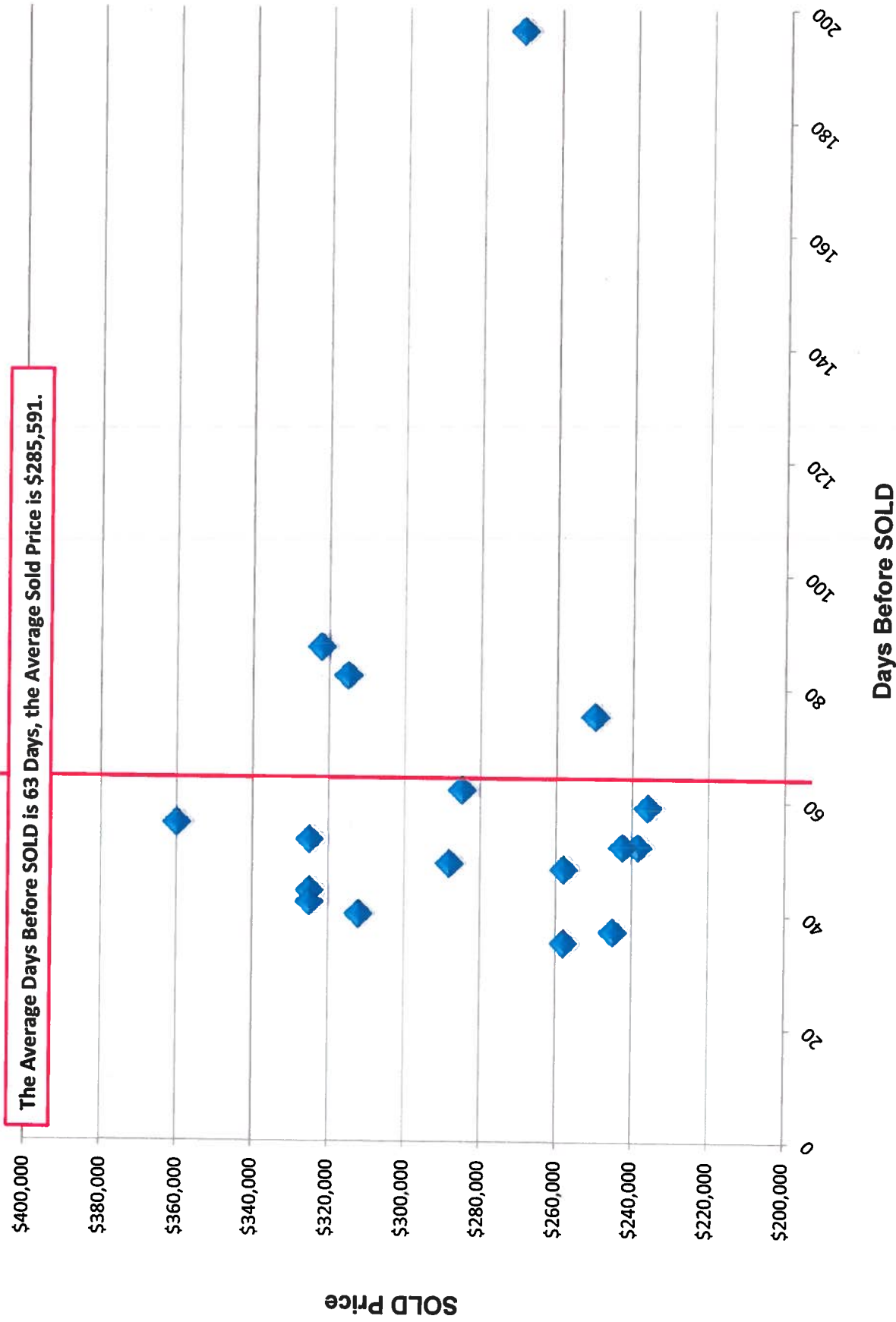
# 2011 Time to Sell Pattern

## Collindale (Fort Collins)



Source: MLS. Information deemed reliable but not guaranteed., Data Collected: 12/17/2012

# 2012 Time to Sell Pattern Collindale (Fort Collins)

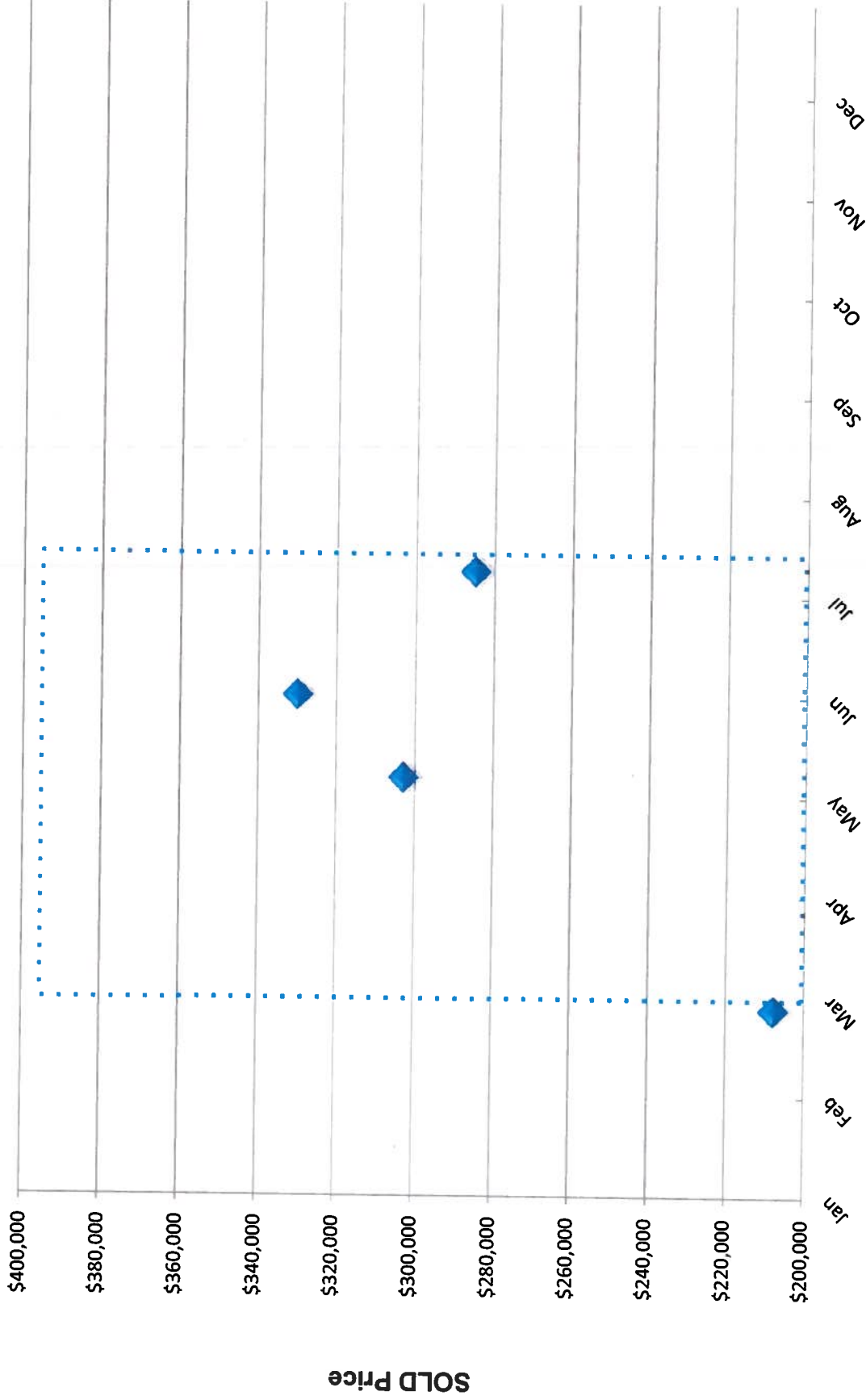


Source: MLS, Information deemed reliable but not guaranteed., Data Collected: 12/17/2012



# 2011 Buying Pattern

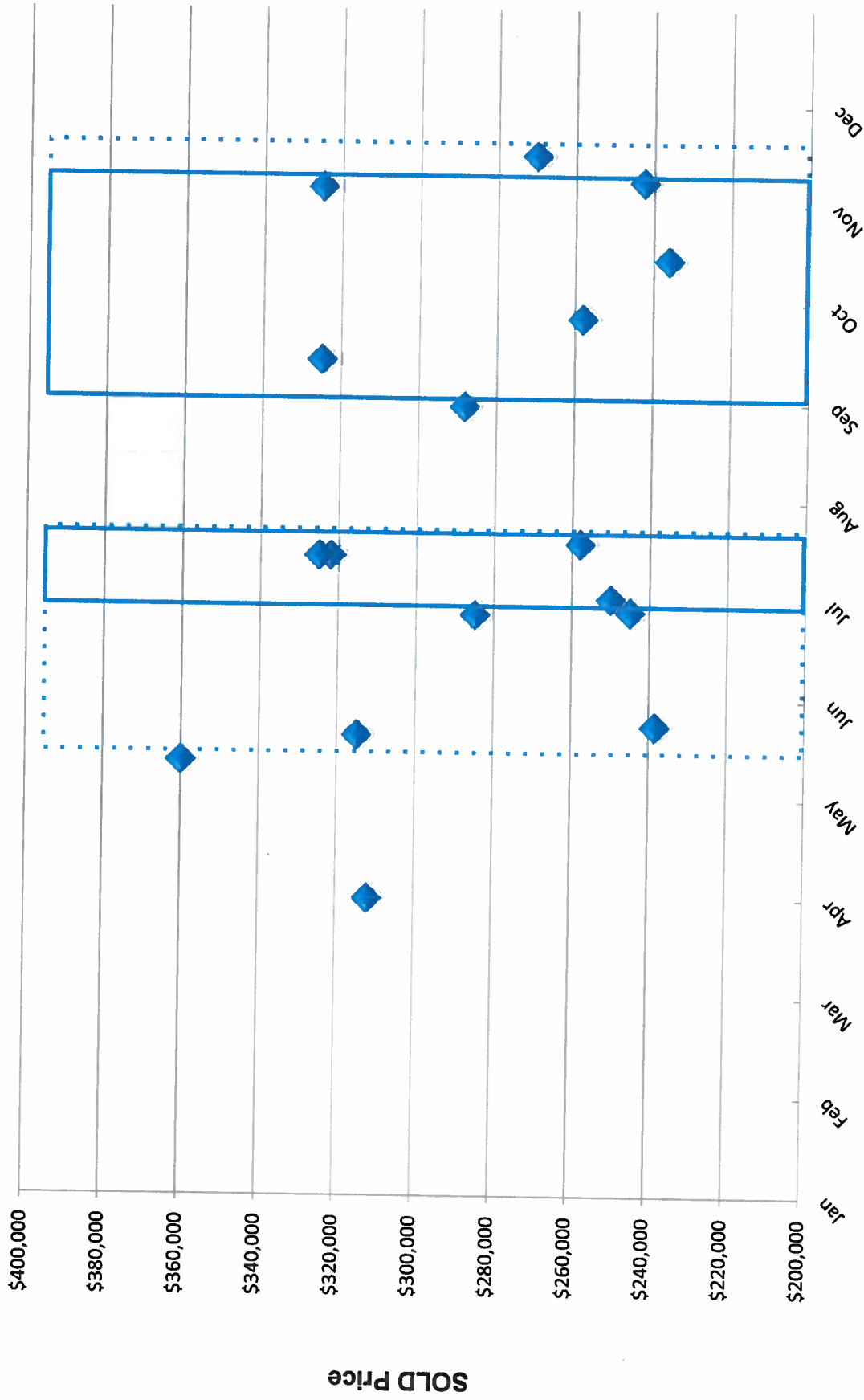
## Collindale (Fort Collins)



**SOLD Date**

Source: MLS. Information deemed reliable but not guaranteed., Data Collected: 12/17/2012

# 2012 Buying Pattern Collindale (Fort Collins)

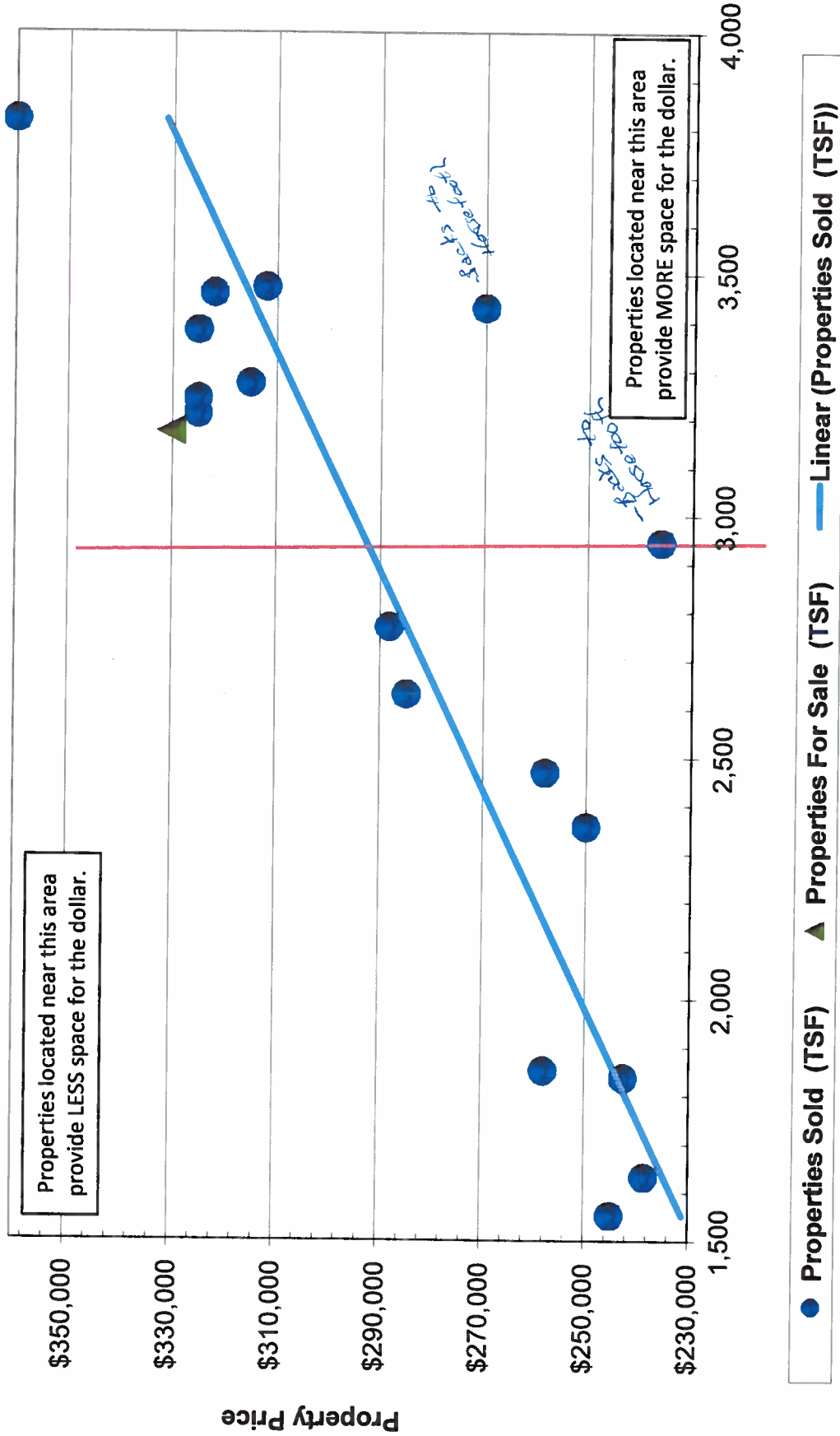


**SOLD Date**

Source: MLS. Information deemed reliable but not guaranteed., Data Collected: 12/17/2012

# Activity in Collindale (Fort Collins)

From 4/2/2012 to 11/16/2012





**IRES MLS # :** 689311 **PRICE:** \$244,900  
 1119 Bent Tree Ct, Fort Collins 80525  
**RESIDENTIAL-DETACHED** **SOLD**  
**Locale:** Fort Collins **County:** Larimer  
**Area/SubArea:** 9/15 **Map Book:**  
**Subdivision:** Collindale  
**Legal:** LOT 5 COLLINDALE 1ST PUD

**Total SqFt All Lvl:** 2944 **Basement SqFt:** 960  
**Total Finished SqFt:** 2944 **Lower Level SqFt:**  
**Finished SqFt w/o Bsmt:** 1984 **Main Level SqFt:** 992  
**Upper Level SqFt:** 992 **Addl Upper Lvl:**  
**# Garage Spaces:** 2 **Garage Type:** Attached

**Garage SqFt:**  
**Built:** 1979 **SqFt Source:**  
**New Const:** No  
**Builder:** **Model:**  
**New Const Notes:**

**Listing Comments:** Charming updated home in SE Fort Collins. Features 3 Large Bedrooms on upper level with washer & dryer on the same level. Formal dining room with partially finished basement. New front exterior paint, NEW Carpet, Central Air Conditioning. Large yard with RV/boat parking and mature landscape. Close to golf course, Warren Park & malls. Walk to Shepardson Elementary! Quick Occupancy Available!

**Broker Remarks:** \$1500 selling agent bonus for accepted offer by 9/15

**Sold Date:** 10/15/2012 **Sold Price:** \$236,000  
**Terms:** CONV FIX **DOM:** 60DTS: 30DTS: 60

**Down Pmt Assist:** N  
**Concession Type:** None

**SA:** Dawn Mathis 970-481-5263  
**SO:** Keller Williams-No. Colo, FTC 970-377-3700

**Property Features**

**Land Size:** < 25 Acre **Style:** 2 Story **Construction:** Wood/Frame, Brick/Brick Veneer **Roof:** Composition **Roof Type:** Contemporary/Modern **Outdoor Features:** Lawn Sprinkler System, Patio **Location Description:** Evergreen Trees, Deciduous Trees, Level Lot **Fences:** Wood Fence **Lot Improvements:** Street Paved, Curbs, Gutters, Sidewalks, Street Light, Fire Hydrant within 500 **Feet Road Surface At Property Line:** Blacktop **Road Basement/Foundation:** 50%+Finished Basement **Heating:** Forced Air **Cooling:** Central Air Conditioning **Inclusions:** Dishwasher **Energy Features:** Southern Exposure, Double Pane Windows **Design Features:** Separate Dining Room, Wood Windows **Master Bedroom/Bath:** 3/4 Master Bath **Fireplaces:** Re-circulating Fireplace **Utilities:** Natural Gas, Electric **Water/Sewer:** City Water, City Sewer **Ownership:** Private Owner **Occupied By:** Vacant not for Rent **Possession:** Delivery of Deed **Property Disclosures:** Seller's Property Disclosure **Flood Plain:** Minimal Risk **Possible Usage:** Single Family **New Financing/Lending:** Cash, Conventional, FHA, VA, 1031 Exchange

**Elementary:** Shepardson  
**Middle/Jr.:** Boltz  
**High School:** Ft Collins  
**School District:** Poudre

**Lot Size:** 10400 **Approx Acres:** 0.24  
**Elec:** City **Water:** City of Fort Collins  
**Gas:** PSC **Taxes:** \$1,779/2010  
**PIN:** **Zoning:** RES

**Waterfront:** No **Water Meter Inst:** Yes  
**Water Rights:** No **Well Permit #:**  
**HOA:** No

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

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

**All Bedrooms Conform:** Yes

| Rooms        | Level | Length | Width | Floor    |
|--------------|-------|--------|-------|----------|
| Master Bd    | U     | 15     | 15    | Carpet   |
| Bedroom 2    | U     | 12     | 10    | Carpet   |
| Bedroom 3    | U     | 16     | 12    | Carpet   |
| Bedroom 4    | -     | -      | -     | -        |
| Bedroom 5    | -     | -      | -     | -        |
| Dining room  | M     | 12     | 11    | Tile     |
| Family room  | M     | 14     | 20    | -        |
| Great room   | -     | -      | -     | -        |
| Kitchen      | M     | 11     | 9     | Laminate |
| Laundry      | -     | -      | -     | -        |
| Living room  | M     | 15     | 12    | Laminate |
| Rec room     | -     | -      | -     | -        |
| Study/Office | L     | 15     | 12    | -        |

**LA:** Cyrus Green **Phone:** 970-581-8440 **Email:** [cgreen@highstreetrealestate.com](mailto:cgreen@highstreetrealestate.com) **Fax:** 970-212-3413

**LO:** High Street Real Estate **Broker Phone:** 970-212-3333

**TB:** 3.00 **BA:** 3.00 **Buyer Excl:** No **Contract:** R **For Showings:** (970)212-3305

**Min EM:** \$2,000 **EM Recip:** Fidelity Title **Lim Service:** N

Prepared By: Wynn Washle - Dec 17, 2012 11:06:04 AM

Information deemed reliable but not guaranteed. MLS content and images Copyright 1995-2012, IRES LLC. All rights reserved.

©IRES



**Elementary:** Shepardson  
**Middle/Jr.:** Boltz  
**High School:** Ft Collins  
**School District:** Poudre

**Lot Size:** 6690 **Approx Acres:**  
**Elec:** City **Water:** City  
**Gas:** Xcel **Taxes:** \$1,802/2011  
**PIN:** 8730371035 **Zoning:** RES  
**Waterfront:** No **Water Meter Inst:** Yes  
**Water Rights:** No **Well Permit #:**  
**HOA:** Collindale Faith Property Mgmt  
**HOA Fee:** \$160/AXfer: Yes **Rsrv:** No **Cov:** Yes

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

**All Bedrooms Conform:** Yes

| Rooms        | Level | Length | Width | Floor  |
|--------------|-------|--------|-------|--------|
| Master Bd    | U     | 15     | 13    | Carpet |
| Bedroom 2    | U     | 13     | 12    | Carpet |
| Bedroom 3    | U     | 11     | 11    | Carpet |
| Bedroom 4    | B     | 14     | 11    | Carpet |
| Bedroom 5    | -     | -      | -     | -      |
| Dining room  | M     | 12     | 10    | Carpet |
| Family room  | B     | 14     | 13    | Carpet |
| Great room   | -     | -      | -     | -      |
| Kitchen      | M     | 11     | 10    | Wood   |
| Laundry      | B     | 11     | 7     | Vinyl  |
| Living room  | M     | 15     | 13    | Carpet |
| Rec room     | -     | -      | -     | -      |
| Study/Office | -     | -      | -     | -      |

**IRES MLS # :** 679524 **PRICE:** \$284,900  
 1514 Faraday Cir, Fort Collins 80525  
**RESIDENTIAL-DETACHED** **SOLD**  
**Locale:** Fort Collins **County:** Larimer  
**Area/SubArea:** 9/15 **Map Book:**  
**Subdivision:** Collindale  
**Legal:** Lot 35, Collindale 1st Tee PUD

**Total SqFt All Lvl:** 2628 **Basement SqFt:** 876  
**Total Finished SqFt:** 2516 **Lower Level SqFt:**  
**Finished SqFt w/o Bsmt:** 1772 **Main Level SqFt:** 876  
**Upper Level SqFt:** 876 **Addl Upper Lvl:**  
**# Garage Spaces:** 2 **Garage Type:** Attached  
**Garage SqFt:** 600  
**Built:** 1989 **SqFt Source:** Assessor records  
**New Const:** No  
**Builder:** Bartran **Model:**

**New Const Notes:**

**Listing Comments:** Kitchen dinette area 11X10. Several updates in this well maintained home in Collindale - Corian countertops, all kitchen appliances included, wood windows, laminate wood floors, tile or newer carpet throughout. 3rd br/study with wood shelving. Covered patio & deck. Basement Family Room has separate area with counters for storage, potential bar or pool table area. Mature landscape with large trees, sprinklers, covered patio plus trex deck sitting area. Pool Membership Optional for Collindale **Broker Remarks:** Pool membership optional.

**Sold Date:** 06/28/2012 **Sold Price:** \$284,900  
**Terms:** CONV FIX **DOM:** 63 **DTO:** 38 **DTS:** 63

**Down Pmt Assist:** N  
**Concession Type:** None

**SA:** Joey Porter 970-481-4814  
**SO:** Group Harmony 970-229-0700

**Property Features**

**Land Size:** <.25 Acre **Style:** 2 Story **Construction:** Wood/Frame, Brick/Brick Veneer **Roof:** Composition **Roof Common Amenities:** Pool **Association Fee Includes:** Common Amenities **Outdoor Features:** Lawn Sprinkler System, Patio, Deck, Recreation Association Required, Oversized Garage **Location Description:** Corner Lot, Deciduous Trees, Level Lot, House/Lot Faces N **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, 90%+ Finished Basement, Radon Unknown **Heating:** Forced Air **Cooling:** Central Air Conditioning, Attic Fan **Inclusions:** Window Coverings, Electric Range/Oven, Self-Cleaning Oven, Dishwasher, Refrigerator, Microwave, Garage Door Opener **Energy Features:** Southern Exposure, Double Pane Windows, Storm Doors **Design Features:** Eat-in Kitchen, Separate Dining Room, Pantry, Wood Windows, Stain/Natural Trim, Walk-in Closet, Washer/Dryer Hookups, Wood Floors, Kitchen Island **Master Bedroom/Bath:** 5 Piece Master Bath **Fireplaces:** Gas Fireplace, Gas Logs Included, Family/Recreation Room Fireplace **Utilities:** Natural Gas, Electric, Cable TV Available, Satellite Avail, High Speed Avail **Water/Sewer:** City Water, City Sewer **Ownership:** Private Owner **Occupied By:** Owner **Occupied Possession:** 1-3 Days after Closing **Property Disclosures:** Seller's Property Disclosure **Flood Plain:** Minimal Risk **Possible Usage:** Single Family **New Financing/Lending:** Cash, Conventional, FHA,

**LA:** Richard Koentopp **Phone:** 970-222-4841 **Email:** rkoentopp@remax.net **Fax:** 970-225-0118  
**LO:** RE/MAX Alliance-FTC South **Broker Phone:** 970-226-3990  
**TB:** 3.00 **BA:** 3.00 **Buyer Excl:** No **Contract:** T **For Showings:** CSS: 970-663-7469  
**Min EM:** \$5,000 **EM Recip:** RE/MAX Alliance **Lim Service:** N

Prepared By: Wynn Washle - Dec 17, 2012 11:06:04 AM

Information deemed reliable but not guaranteed. MLS content and images Copyright 1995-2012, IRES LLC. All rights reserved.





**Elementary:** Shepardson  
**Middle/Jr.:** Boltz  
**High School:** Ft Collins  
**School District:** Poudre

**Lot Size:** 6134 **Approx Acres:** 0.14  
**Elec:** CITY **Water:** CITY  
**Gas:** XCEL **Taxes:** \$1829/2011  
**PIN:** 87304-24-016 **Zoning:** RES  
**Waterfront:** No **Water Meter Inst:** Yes  
**Water Rights:** No **Well Permit #:**  
**HOA:** Collindale 377-1626  
**HOA Fee:** \$160/AXfer: YesRsrv: YesCov: Yes

|                    |                 |                     |             |            |             |              |
|--------------------|-----------------|---------------------|-------------|------------|-------------|--------------|
| <b>Bedrooms:</b> 4 | <b>Baths:</b> 4 | <b>Rough Ins:</b> 0 |             |            |             |              |
| <b>Baths</b>       | <b>Bsmnt</b>    | <b>Lwr</b>          | <b>Main</b> | <b>Upr</b> | <b>Addl</b> | <b>Total</b> |
| Full               | 1               | 0                   | 0           | 1          | 0           | 2            |
| 3/4                | 0               | 0                   | 0           | 1          | 0           | 1            |
| 1/2                | 0               | 0                   | 1           | 0          | 0           | 1            |

**All Bedrooms Conform:** Yes

| Rooms        | Level | Length | Width | Floor  |
|--------------|-------|--------|-------|--------|
| Master Bd    | U     | 19     | 14    | Carpet |
| Bedroom 2    | U     | 12     | 11    | Carpet |
| Bedroom 3    | U     | 12     | 11    | Carpet |
| Bedroom 4    | B     | 15     | 12    | Carpet |
| Bedroom 5    | -     | -      | -     | -      |
| Dining room  | M     | 12     | 11    | Carpet |
| Family room  | M     | 16     | 12    | Wood   |
| Great room   | -     | -      | -     | -      |
| Kitchen      | M     | 14     | 13    | Wood   |
| Laundry      | M     | -      | -     | -      |
| Living room  | M     | 16     | 14    | Carpet |
| Rec room     | -     | -      | -     | -      |
| Study/Office | -     | -      | -     | -      |

**IRES MLS # :** 686444 **PRICE:** \$289,900  
 1626 Alcott St, Fort Collins 80525  
**RESIDENTIAL-DETACHED** **SOLD**  
**Locale:** Fort Collins **County:** Larimer  
**Area/SubArea:** 9/15 **Map Book:**  
**Subdivision:** Collindale  
**Legal:** Lot 16, Collindale 1st Tee Pud, FTC

**Total SqFt All Lvl:** 2768 **Basement SqFt:** 952  
**Total Finished SqFt:** 2289 **Lower Level SqFt:**  
**Finished SqFt w/o Bsmnt:** 1816 **Main Level SqFt:** 987  
**Upper Level SqFt:** 829 **Addl Upper Lvl:**  
**# Garage Spaces:** 2 **Garage Type:** Attached  
**Garage SqFt:** 420  
**Built:** 1988 **SqFt Source:**  
**New Const:** No  
**Builder:** **Model:**  
**New Const Notes:**

**Listing Comments:** 4 bedroom home in great location in SE Fort Collins. 4 bedrooms, 4 baths, formal dining and living rooms, family room with fireplace and eat-in kitchen. New stainless steel appliances, new hardwood floors, new deck, great backyard fenced and landscaped. New master bath and more!!

**Sold Date:** 08/31/2012 **Sold Price:** \$288,200  
**Terms:** FHA FIX **DOM:** 50 **DTO:** 11 **DTS:** 50  
**Down Pmt Assist:** N  
**Concession Type:** None  
**SA:** Robert Shearman 303-525-7100  
**SO:** Coldwell Banker Res-Devonshire 303-758-7611

**Property Features**  
**Land Size:** < .25 Acre **Style:** 2 Story **Construction:** Wood/Frame, Brick/Brick Veneer **Roof:** Composition **Roof Common Amenities:**  
**Pool:** Outdoor **Features:** Lawn Sprinkler System, Deck **Fences:** Enclosed Fenced Area, Wood Fence **Lot Improvements:** Street Paved, Curbs, Gutters, Sidewalks **Road Surface At Property Line:** Blacktop  
**Basement/Foundation:** Full Basement, 50%+ Finished **Basement Heating:** Forced Air **Cooling:** Central Air Conditioning **Inclusions:** Window Coverings, Electric Range/Oven, Dishwasher, Refrigerator, Microwave **Design Features:** Eat-in Kitchen, Separate Dining Room, Cathedral/Vaulted Ceilings, Wood Windows, Bay or Bow Window, Stain/Natural Trim, Walk-in Closet, Washer/Dryer Hookups, Wood Floors **Master Bedroom/Bath:** 3/4 Master Bath **Fireplaces:** Gas Fireplace, Family/Recreation Room **Fireplace Utilities:** Natural Gas, Electric **Water/Sewer:** City Water, City Sewer **Ownership:** Private Owner **Occupied By:** Owner **Occupied Possession:** 1-3 Days after Closing **Property Disclosures:** Seller's Property Disclosure **Flood Plain:** Minimal Risk **Possible Usage:** Single Family **New Financing/Lending:** Cash, Conventional, FHA, VA

**LA:** Janet Stewart **Phone:** 970-227-3136 **Email:** [janet.stewart@coloradohomes.com](mailto:janet.stewart@coloradohomes.com) **Fax:** 970-223-6933  
**LO:** Coldwell Banker Res-Ft Collins **Broker Phone:** 970-223-6500  
**TB:** 3.00 **BA:** 3.00 **Buyer Excl:** No **Contract:** R **For Showings:** LO: (970)223-6500  
**Min EM:** \$3,000 **EM Recip:** Land Title **Lim Service:** N

© IRES



Elementary: Shepardson  
Middle/Jr.: Boltz  
High School: Ft Collins  
School District: Poudre

Lot Size: 10101 Approx Acres: 0.23  
Elec: City of FTC Water: City of FTC  
Gas: Xcel Taxes: \$2,199/2011  
PIN: 87303-12-032 Zoning: RL  
Waterfront: No Water Meter Inst: Yes  
Water Rights: No Well Permit #:   
HOA: Collindale (master) 377-1626  
HOA Fee: \$160/AXfer: Yes Rsrv: Yes Cov: Yes

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

All Bedrooms Conform: Yes

| Rooms        | Level | Length | Width | Floor    |
|--------------|-------|--------|-------|----------|
| Master Bd    | U     | 19     | 13    | Carpet   |
| Bedroom 2    | U     | 13     | 10    | Carpet   |
| Bedroom 3    | U     | 14     | 10    | Carpet   |
| Bedroom 4    | U     | 12     | 9     | Carpet   |
| Bedroom 5    | B     | 14     | 10    | Carpet   |
| Dining room  | M     | 12     | 11    | Laminate |
| Family room  | M     | 15     | 13    | Carpet   |
| Great room   | -     | -      | -     | -        |
| Kitchen      | M     | 20     | 13    | Laminate |
| Laundry      | U     | 6      | 3     | Vinyl    |
| Living room  | M     | 17     | 13    | Carpet   |
| Rec room     | B     | 28     | 14    | Carpet   |
| Study/Office | B     | 11     | 8     | Carpet   |

IRES MLS #: 673943 PRICE: \$312,000  
3421 Rolling Green Dr, Fort Collins 80525  
RESIDENTIAL-DETACHED SOLD  
Locale: Fort Collins County: Larimer  
Area/SubArea: 9/15 Map Book: O - 0 - x  
Subdivision: Collindale

Legal: Lot 32, Collindale First Filing, a Planned Unit Development, in the City of Fort Collins, County of Larimer, State of Colorado

Total SqFt All Lvl: 3471 Basement SqFt: 1149  
Total Finished SqFt: 3351 Lower Level SqFt:  
Finished SqFt w/o Bsmt: 2322 Main Level SqFt: 1161  
Upper Level SqFt: 1161 Addl Upper Lvl:  
# Garage Spaces: 2 Garage Type: Attached  
Garage SqFt: 528

Built: 1980 SqFt Source: Other

New Const: No

Builder: Bartran Homes

Model:

New Const Notes:

Listing Comments: Top notch SE Fort Collins two story! Freshly painted inside and out! Spacious yard with mature trees! Walking distance to all schools and City trail system! Convenient access to Sunflower Market, Warren Park and Collindale Golf Course! Great value - includes fully finished basement!

Sold Date: 04/02/2012

Sold Price: \$312,000

Terms: CONV FIX

DOM: 41 DTO: 9 DTS: 41

Down Pmt Assist: N

Concession Type: CC

Points Paid/Seller: 0

Points Paid/Buyer: 0

Total Concession Amt: \$4,500

SA: Matthew Thompson

970-443-9910

SO: Group Harmony

970-229-0700

Property Features

Land Size: <.25 Acre Style: 2 Story Construction: Wood/Frame, Brick/Brick Veneer Roof: Composition Roof Association Fee Includes: Common Amenities Outdoor Features: Lawn Sprinkler System, Patio Location Description: Evergreen Trees, Deciduous Trees, Level Lot, House/Lot Faces E, Within City Limits Fences: Enclosed Fenced Area, Wood Fence Lot Improvements: Street Paved, Curbs, Gutters, Sidewalks, Street Light Road Access: City Street Basement/Foundation: Full Basement, 90%+ Finished Basement Heating: Forced Air, Humidifier, Electric Air Filter Cooling: Central Air Conditioning, Whole House Fan Inclusions: Window Coverings, Electric Range/Oven, Dishwasher, Refrigerator, Clothes Washer, Clothes Dryer, Garage Door Opener, Disposal Energy Features: Double Pane Windows Design Features: Eat-in Kitchen, Separate Dining Room, Open Floor Plan, Wood Windows, Bay or Bow Window, Walk-in Closet, Washer/Dryer Hookups, Skylights, Kitchen Island Master Bedroom/Bath: Full Master Bath, Tub+Shower Master Fireplaces: Gas Fireplace, Gas Logs Included, Family/Recreation Room Fireplace Utilities: Natural Gas, Electric, Cable TV Available, High Speed Avail Water/Sewer: City Water, City Sewer Ownership: Private Owner Occupied By: Owner Occupied Possession: 1-3 Days after Closing Property Disclosures: Seller's Property Disclosure Flood Plain: Minimal Risk Possible Usage: Single Family New Financing/Lending: Cash, Conventional, FHA

LA: Hepburn Wilkins Phone: 970-223-0700 Email: [hwilkins@thegroupinc.com](mailto:hwilkins@thegroupinc.com) Fax: 970-223-2999

LO: Group Horsetooth Broker Phone: 970-223-0700

TB: 3.00 BA: 3.00 Buyer Excl: No Contract: T For Showings: LO: (970)223-0700

Min EM: \$4,000 EM Recip: The Group Inc. Lim Service: N

Prepared By: Wynn Washle - Dec 17, 2012 11:06:04 AM

Information deemed reliable but not guaranteed. MLS content and images Copyright 1995-2012, IRES LLC. All rights reserved.

© IRES



Elementary: Shepardson  
 Middle/Jr.: Boltz  
 High School: Ft Collins  
 School District: Poudre

Lot Size: 6980      Approx Acres: 0.16  
 Elec: COFC      Water: COFC  
 Gas: Xcel      Taxes: \$2,037/2010  
 PIN:      Zoning: res  
 Waterfront: No      Water Meter Inst: Yes  
 Water Rights: No      Well Permit #:       
 HOA: Collindale  
 HOA Fee: \$160/AXfer: YesRsrv: YesCov: Yes

| Bedrooms: | 4    | Baths: | 4    | Rough Ins: | 0    |       |
|-----------|------|--------|------|------------|------|-------|
| Baths     | Bsmt | Lwr    | Main | Upr        | Addl | Total |
| Full      | 0    | 0      | 0    | 2          | 0    | 2     |
| 3/4       | 1    | 0      | 0    | 0          | 0    | 1     |
| 1/2       | 0    | 0      | 1    | 0          | 0    | 1     |

All Bedrooms Conform: Yes

| Rooms        | Level | Length | Width | Floor    |
|--------------|-------|--------|-------|----------|
| Master Bd    | U     | 18     | 12    | Carpet   |
| Bedroom 2    | U     | 19     | 13    | Carpet   |
| Bedroom 3    | U     | 14     | 11    | Carpet   |
| Bedroom 4    | B     | 13     | 12    | Carpet   |
| Bedroom 5    | -     | -      | -     | -        |
| Dining room  | M     | 12     | 11    | Carpet   |
| Family room  | M     | 16     | 13    | Laminate |
| Great room   | -     | -      | -     | -        |
| Kitchen      | M     | 19     | 13    | Tile     |
| Laundry      | M     | 9      | 6     | Vinyl    |
| Living room  | M     | 16     | 12    | Carpet   |
| Rec room     | B     | 28     | 12    | Carpet   |
| Study/Office | -     | -      | -     | -        |

IRES MLS #: 674472      PRICE: \$320,000  
 1531 Preston Trl, Fort Collins 80525  
**RESIDENTIAL-DETACHED**      **SOLD**  
 Locale: Fort Collins      County: Larimer  
 Area/SubArea: 9/15      Map Book:  
 Subdivision: Collindale  
 Legal: Lot 41, Collindale Fifth, FTC

Total SqFt All Lvl: 3272      Basement SqFt: 1080  
 Total Finished SqFt: 3062      Lower Level SqFt:  
 Finished SqFt w/o Bsmt: 2192      Main Level SqFt: 1080  
 Upper Level SqFt: 1112      Addl Upper Lvl:  
 # Garage Spaces: 2      Garage Type: Attached  
 Garage SqFt: 520

Built: 1985      SqFt Source: Assessor records  
 New Const: No  
 Builder:      Model:  
 New Const Notes:

**Listing Comments:** A beautiful home, ready to go, on a quiet street in prestigious Collindale neighborhood. The kitchen has a huge island, is open to the family room AND built on sunroom! Meticulously kept and you really can move right in. If you are seeking huge bedrooms like no other, you must see these! The basement offers a terrific family room with bedroom, bath, & plenty of storage. Take advantage of the optional pool membership! Nicely landscaped front and back! Walk to schools too! A treat to see!**Broker Remarks:** Home is a joy to show. It really is "move in ready". Easy to show. Great home!! Show and sell!!

Sold Date: 05/22/2012      Sold Price: \$315,000  
 Terms: CONV FIX      DOM: 83DTO: 49DTS: 83  
 Down Pmt Assist: N  
 Concession Type: CC      Points Paid/Buyer: 0  
 Points Paid/Seller: 0  
 Total Concession Amt: \$200  
 SA: Ken Anderson      970-217-7262  
 SO: RE/MAX Alliance-FTC South      970-226-3990

**Property Features**  
 Land Size: < .25 Acre      Style: 2 Story      Construction: Wood/Frame,  
 Brick/Brick Veneer      Roof: Composition Roof      Common Amenities:  
 Pool      Association Fee Includes: Management, Common Utilities      Type:  
 Contemporary/Modern      Outdoor Features: Lawn Sprinkler System, Patio,  
 Oversized Garage      Location Description: Level Lot      Fences: Enclosed  
 Fenced Area, Wood Fence      Lot Improvements: Street Paved, Curbs,  
 Gutters, Sidewalks      Road Access: City Street  
 Road Surface At Property Line: Blacktop Road      Basement/Foundation:  
 Full Basement, 90%+ Finished Basement      Heating: Forced Air      Cooling:  
 Central Air Conditioning, Ceiling Fan      Inclusions: Window Coverings,  
 Electric Range/Oven, Dishwasher, Refrigerator      Energy Features: Sun  
 Space, Southern Exposure      Design Features: Eat-in Kitchen, Separate  
 Dining Room, Open Floor Plan, Pantry, Stain/Natural Trim, Walk-in Closet,  
 Skylights, Wood Floors, Kitchen Island      Master Bedroom/Bath: Full Master  
 Bath, Tub+Shower      Master Fireplaces: Gas Fireplace, Family/Recreation  
 Room Fireplace      Disabled Accessibility: Level Lot, Level Drive, Low  
 Carpet, Main Floor Bath, Stall Shower, Main Level Laundry      Utilities:  
 Natural Gas, Electric      Water/Sewer: City Water, City Sewer      Ownership:  
 Private Owner      Occupied By: Vacant not for Rent      Possession: Delivery of  
 Deed      Property Disclosures: Seller's Property Disclosure      Flood Plain: 500

LA: Diane Biggs      Phone: 970-215-2500      Email: [Diane@TheBiggsTeam.com](mailto:Diane@TheBiggsTeam.com)      Fax: 970-282-7341  
 LO: RE/MAX Alliance-FTC South      Broker Phone: 970-226-3990  
 TB: 3.00BA: 3.00      Buyer Excl: No      Contract: T      For Showings: CSS 877-505-8505  
 Min EM: \$3,000      EM Recip: RE/MAX Alliance      Lim Service: N

Prepared By: Wynn Washle - Dec 17, 2012 11:06:04 AM

Information deemed reliable but not guaranteed. MLS content and images Copyright 1995-2012, IRES LLC. All rights reserved.



©IRES



Elementary: Shepardson  
Middle/Jr.: Boltz  
High School: Ft Collins  
School District: Poudre

Lot Size: Approx Acres:0.18  
Elec:City Water:City  
Gas:Xcel Taxes: \$2,102/2011  
PIN: Zoning:resd  
Waterfront: No Water Meter Inst: Yes  
Water Rights: No Well Permit #:  
HOA:  
HOA Fee:\$160/AXfer: NoRsrv: NoCov: Yes

|              |             |              |             |            |             |              |
|--------------|-------------|--------------|-------------|------------|-------------|--------------|
| Bedrooms: 4  | Baths: 3    | Rough Ins: 0 |             |            |             |              |
| <u>Baths</u> | <u>Bsmt</u> | <u>Lwr</u>   | <u>Main</u> | <u>Upr</u> | <u>Addl</u> | <u>Total</u> |
| Full         | 0           | 0            | 0           | 1          | 0           | 1            |
| 3/4          | 0           | 0            | 0           | 1          | 0           | 1            |
| 1/2          | 0           | 0            | 1           | 0          | 0           | 1            |

All Bedrooms Conform: Yes

| Rooms        | Level | Length | Width | Floor  |
|--------------|-------|--------|-------|--------|
| Master Bd    | U     | 14     | 13    | Wood   |
| Bedroom 2    | U     | 12     | 11    | Carpet |
| Bedroom 3    | U     | 11     | 9     | Carpet |
| Bedroom 4    | U     | 13     | 10    | Carpet |
| Bedroom 5    | -     | -      | -     | -      |
| Dining room  | M     | 16     | 11    | Wood   |
| Family room  | M     | 20     | 14    | Wood   |
| Great room   | -     | -      | -     | -      |
| Kitchen      | M     | 21     | 13    | Tile   |
| Laundry      | -     | 8      | 8     | Tile   |
| Living room  | -     | 16     | 12    | Wood   |
| Rec room     | B     | 14     | 21    | Carpet |
| Study/Office | M     | 13     | 8     | Wood   |

IRES MLS # :678819 PRICE: \$329,900  
1125 Mansfield Dr, Fort Collins 80525  
**RESIDENTIAL-DETACHED**  
Locale: Fort Collins SOLD  
Area/SubArea: 9/15 County: Larimer  
Subdivision: Collindale Map Book: O - 0 - 0  
Legal: Lot 44, Collindale 1st, PUD, FTC

Total SqFt All Lvl: 3458 Basement SqFt: 960  
Total Finished SqFt: 3170 Lower Level SqFt:  
Finished SqFt w/o Bsmt: 2498 Main Level SqFt: 1536  
Upper Level SqFt: 962 Addl Upper Lvl:  
# Garage Spaces: 2 Garage Type: Attached  
Garage SqFt: 484

Built: 1980 SqFt Source:  
New Const: No  
Builder: Model:  
New Const Notes:

**Listing Comments:** Beautifully Updated & Remodeled Classic in lovely Collindale includes 4 Bdrms. 3 baths, new central air, new 95% energy eff. Furnace w/ humd., new hardwood floors, large eat-in kitchen w/ ctr. island & new counters & cabinets, gas fireplace, main floor study w/ French doors, large Rec./guest room in basement. Mst. suite w/ walk-in & granite 3/4 bath, formal dining & more. Attached Over-sized 2-car garage. Mat. landscaping w/ spk. syst., privacy fence & patio. Wonderful Neighborhood! Comm. pool!

Sold Date: 07/16/2012 Sold Price: \$322,000  
Terms: CONV FIX DOM: 88DTO: 3DTS: 88  
Down Pmt Assist: N  
Concession Type: CC  
Points Paid/Seller: 0 Points Paid/Buyer: 0  
Total Concession Amt: \$725  
SA: Christy Tucker 970-481-2731  
SO: Tom Tucker Realty 970-493-2764

**Property Features**  
Land Size: <.25 AcreStyle: 2 StoryConstruction: Wood/FrameRoof:  
Composition RoofCommon Amenities: PoolAssociation Fee Includes:  
Common AmenitiesType: Cape Cod,  
Contemporary/ModernOutdoor Features: Lawn Sprinkler System, Patio,  
Oversized GarageLocation Description: Evergreen Trees, Deciduous  
Trees, Level LotFences: Enclosed Fenced Area, Wood  
FenceLot Improvements: Street Paved, Curbs, Gutters,  
SidewalksRoad Access: City StreetBasement/Foundation: Full  
Basement, 90%+ Finished BasementHeating: Forced Air,  
HumidifierCooling: Central Air Conditioning, Ceiling FanInclusions:  
Window Coverings, Electric Range/Oven, Dishwasher, Refrigerator, Garage  
Door Opener, DisposalEnergy Features: Southern Exposure, Double Pane  
WindowsDesign Features: Eat-in Kitchen, Separate Dining Room, Open  
Floor Plan, Walk-in Closet, Washer/Dryer Hookups, Wood Floors, Kitchen  
IslandMaster Bedroom/Bath: 3/4 Master BathFireplaces: Gas  
FireplaceUtilities: Natural Gas, ElectricWater/Sewer: City Water, City  
SewerOwnership: Private OwnerOccupied By: Owner  
OccupiedPossession: Delivery of DeedProperty Disclosures: Seller's  
Property DisclosureFlood Plain: Minimal RiskPossible Usage: Single  
FamilyNew Financing/Lending: Cash, Conventional, FHA, VAExclusions  
- Washer, Dryer

LA: Michael Nicholson Phone: 970-691-8429 Email: [mnicholson@homesavingsrealty.net](mailto:mnicholson@homesavingsrealty.net) Fax: 970-225-0975  
LO: Home Savings Realty Broker Phone: 970-691-8429  
TB: 3.00BA: 3.00Buyer Excl: NoContract: TFor Showings: 970-482-3419  
Min EM: \$3,000EM Recip: Land TitleLim Svc: Y Brokers may contact seller directly for showings appts.



Elementary: Shepardson  
 Middle/Jr.: Boltz  
 High School: Ft Collins  
 School District: Poudre

Lot Size: 8740 Approx Acres: 0.2  
 Elec: City of FTC Water: City of FTC  
 Gas: Xcel Taxes: \$2,083/2011  
 PIN: 87304-14-008 Zoning: RL  
 Waterfront: No Water Meter Inst: Yes  
 Water Rights: No Well Permit #:   
 HOA: Collindale Master 970-377-1626  
 HOA Fee: \$160/AXfer: Yes Rsrsv: No

| Baths | Bsmnt | Lwr | Main | Upr | Addl | Total |
|-------|-------|-----|------|-----|------|-------|
| Full  | 0     | 0   | 0    | 2   | 0    | 2     |
| 3/4   | 1     | 0   | 0    | 0   | 0    | 1     |
| 1/2   | 0     | 0   | 1    | 0   | 0    | 1     |

All Bedrooms Conform: Yes

| Rooms        | Level | Length | Width | Floor    |
|--------------|-------|--------|-------|----------|
| Master Bd    | U     | 14     | 14    | Carpet   |
| Bedroom 2    | U     | 14     | 10    | Carpet   |
| Bedroom 3    | U     | 11     | 10    | Carpet   |
| Bedroom 4    | U     | 13     | 10    | Carpet   |
| Bedroom 5    | B     | 15     | 13    | Carpet   |
| Dining room  | M     | 16     | 11    | Wood     |
| Family room  | M     | 19     | 13    | Laminate |
| Great room   | -     | -      | -     | -        |
| Kitchen      | M     | 16     | 10    | Laminate |
| Laundry      | M     | 11     | 6     | Vinyl    |
| Living room  | M     | 16     | 13    | Carpet   |
| Rec room     | B     | 26     | 15    | Wood     |
| Study/Office | -     | -      | -     | -        |

IRES MLS #: 688033 PRICE: \$335,000

1642 Collindale Dr, Fort Collins 80525

RESIDENTIAL-DETACHED

SOLD

Locale: Fort Collins

County: Larimer

Area/SubArea: 9/15

Map Book: O - 0 - x

Subdivision: Collindale

Legal: Lot 8, Collindale Sixth Filing, City of Fort Collins, County of Larimer, State of Colorado

Total SqFt All Lvl: 3381 Basement SqFt: 930  
 Total Finished SqFt: 3239 Lower Level SqFt:  
 Finished SqFt w/o Bsmnt: 2451 Main Level SqFt: 1360  
 Upper Level SqFt: 1091 Addl Upper Lvl:  
 # Garage Spaces: 2 Garage Type: Attached  
 Garage SqFt: 410  
 Built: 1987 SqFt Source: Other

New Const: No

Builder:

Model:

New Const Notes:

**Listing Comments:** Sold Price reflects No Selling Commission paid. Top notch SE Fort Collins 2-story! Updated center island gourmet kitchen with cherry cabinets, Wolf gas range and double ovens, Silestone counter tops and stainless steel appliances! New carpet, tile and interior paint! Featuring 5-piece master bath, spacious rec room with Kahrs flooring, custom crown molding and built-in family room bookcases! Oversized layered deck w/ Jarrah wood hot tub. Voluntary neighborhood pool. Lots more!

Sold Date: 09/14/2012

Sold Price: \$324,950

Terms: CONV ARM

DOM: 45D TO: 3DTS: 45

Down Prnt Assist: N

Concession Type: CC

Points Paid/Seller: 0

Points Paid/Buyer: 0

Total Concession Amt: \$5,000

SA: Tami K Spaulding

970-223-0700

SO: Group Horsetooth

970-223-0700

**Property Features**

Land Size: <.25 Acre Style: 2 Story Construction: Wood/Frame, Brick/Brick Veneer Roof: Composition Roof Association Fee Includes: Common Amenities Type: Colonial Outdoor Features: Lawn Sprinkler System, Deck, Hot Tub Included Location Description: Deciduous Trees, Level Lot, House/Lot Faces SFences: Enclosed Fenced Area, Wood Fence, Dog Run/Kennel Lot Improvements: Street Paved, Curbs, Gutters, Sidewalks, Street Light Road Access: City Street Basement/Foundation: Partial Basement, 90%+ Finished Basement Heating: Forced Air Cooling: Ceiling Fan, Whole House Fan Inclusions: Window Coverings, Gas Range/Oven, Dishwasher, Refrigerator, Microwave, Disposal Energy Features: Southern Exposure, Double Pane Windows Design Features: Eat-in Kitchen, Separate Dining Room, Open Floor Plan, Wood Windows, Washer/Dryer Hookups, Wood Floors, Kitchen Island Master Bedroom/Bath: 5 Piece Master Bath Fireplaces: Family/Recreation Room Fireplace, Pellet Stove Disabled Accessibility: Level Lot, Level Drive Utilities: Natural Gas, Electric, Cable TV Available Water/Sewer: City Water, City Sewer Ownership: Private Owner Occupied By: Vacant not for Rent Possession: Delivery of Deed Property Disclosures: Seller's Property Disclosure Flood Plain: Minimal Risk Possible Usage: Single Family New Financing/Lending: Cash, Conventional

LA: Hepburn Wilkins Phone: 970-223-0700 Email: [hwilkins@thegroupinc.com](mailto:hwilkins@thegroupinc.com) Fax: 970-223-2999  
 LO: Group Horsetooth Broker Phone: 970-223-0700

TB: 3.00 BA: 3.00 Buyer Excl: No Contract: T For Showings: LO: (970)223-0700  
 Min EM: \$5,000 EM Recip: The Group Inc Lim Service: N

Prepared By: Wynn Washle - Dec 17, 2012 11:06:04 AM

Information deemed reliable but not guaranteed. MLS content and images Copyright 1995-2012, IRES LLC. All rights reserved.





Elementary: Shepardson  
 Middle/Jr.: Boltz  
 High School: Ft Collins  
 School District: Poudre

Lot Size: 8642      Approx Acres:  
 Elec: City of FTC      Water: City of FTC  
 Gas: Xcel      Taxes: \$2,036/2011  
 PIN:      Zoning: RES  
 Waterfront: No      Water Meter Inst: Yes  
 Water Rights: No      Well Permit #:  
 HOA: Collindale Master 970-377-1626  
 HOA Fee: \$160/AXfer: Yes Rsrsv: No Cov: Yes

|              |             |              |             |            |             |              |
|--------------|-------------|--------------|-------------|------------|-------------|--------------|
| Bedrooms: 4  | Baths: 4    | Rough Ins: 0 |             |            |             |              |
| <b>Baths</b> | <b>Bsmt</b> | <b>Lwr</b>   | <b>Main</b> | <b>Upr</b> | <b>Addl</b> | <b>Total</b> |
| Full         | 0           | 0            | 0           | 2          | 0           | 2            |
| 3/4          | 1           | 0            | 0           | 0          | 0           | 1            |
| 1/2          | 0           | 0            | 1           | 0          | 0           | 1            |

All Bedrooms Conform: Yes

| Rooms        | Level | Length | Width | Floor  |
|--------------|-------|--------|-------|--------|
| Master Bd    | U     | 17     | 12    | Carpet |
| Bedroom 2    | U     | 14     | 10    | Carpet |
| Bedroom 3    | U     | 13     | 12    | Carpet |
| Bedroom 4    | B     | 12     | 9     | Carpet |
| Bedroom 5    | -     | -      | -     | -      |
| Dining room  | M     | 12     | 10    | Carpet |
| Family room  | M     | 14     | 12    | Carpet |
| Great room   | -     | -      | -     | -      |
| Kitchen      | M     | 19     | 12    | Tile   |
| Laundry      | U     | -      | -     | Vinyl  |
| Living room  | M     | 15     | 12    | Carpet |
| Rec room     | -     | -      | -     | -      |
| Study/Office | U     | 11     | 9     | Carpet |

IRES MLS #: 691914      PRICE: \$325,000  
 1706 Collindale Dr, Fort Collins 80525  
 RESIDENTIAL-DETACHED      SOLD  
 Locale: Fort Collins      County: Larimer  
 Area/SubArea: 9/15      Map Book:  
 Subdivision: Collindale  
 Legal: Lot 12, Sixth Filing

Total SqFt All Lvl: 3240      Basement SqFt: 1080  
 Total Finished SqFt: 3200      Lower Level SqFt:  
 Finished SqFt w/o Bsmt: 2160      Main Level SqFt: 1080  
 Upper Level SqFt: 1080      Addl Upper Lvl:  
 # Garage Spaces: 2      Garage Type: Attached  
 Garage SqFt: 460  
 Built: 1986      SqFt Source: Other  
 New Const: No

Builder:      Model:  
 New Const Notes:

**Listing Comments:** Colonial Charm with contemporary convenience in choice neighborhood. Updated with new carpet and new roof. Study, nursery or sitting room off of master bedroom with French doors. Additional bedroom, bath and 2 large rec. rooms in basement. Neighborhood grade school. Nice neighborhood pool is optional. Gorgeous yard with tiered custom deck and hot tub. Side load garage. Mature landscaping.

Sold Date: 11/06/2012      Sold Price: \$325,000  
 Terms: CONV FIX      DOM: 43 DTO: 5 DTS: 43

Down Pmt Assist: N  
 Concession Type: CC  
 Points Paid/Seller: 0      Points Paid/Buyer: 0  
 Total Concession Amt: \$6,000

SA: Jeanette Meyer      970-481-9340  
 SO: RE/MAX Alliance-FTC South      970-226-3990

**Property Features**

**Land Size:** <.25 Acre **Style:** 2 Story **Construction:** Wood/Frame, Brick/Brick Veneer **Roof:** Composition Roof **Common Amenities:** Pool, Play Area **Association Fee Includes:** Common Amenities **Type:** Colonial **Outdoor Features:** Lawn Sprinkler System, Deck **Location Description:** Corner Lot, Evergreen Trees, Deciduous Trees **Fences:** Enclosed Fenced Area, Wood Fence **Views:** Foothills View **Lot Improvements:** Street Paved, Curbs, Gutters, Sidewalks, Street Light, Fire Hydrant within 500 Feet **Basement/Foundation:** Full Basement, 75% + Finished **Basement Heating:** Forced Air, Humidifier, 2 or more H2O Heaters, Electric Air Filter **Cooling:** Central Air Conditioning, Whole House Fan **Inclusions:** Window Coverings, Electric Range/Oven, Self-Cleaning Oven, Dishwasher, Refrigerator, Clothes Washer, Clothes Dryer, Microwave, Garage Door Opener, Disposal **Energy Features:** Southern Exposure, Double Pane Windows, Set Back Thermostat **Design Features:** Eat-in Kitchen, Separate Dining Room, Open Floor Plan, Wood Windows, Stain/Natural Trim, Walk-in Closet, Fire Alarm, Washer/Dryer Hookups, Skylights **Master Bedroom/Bath:** Full Master Bath, Tub+Shower Master, 5 Piece Master Bath **Fireplaces:** Gas Fireplace, Gas Logs Included, Family/Recreation Room **Fireplace Utilities:** Natural Gas, Electric, Cable TV Available **Water/Sewer:** City Water, City Sewer **Ownership:** Private Owner **Occupied By:** Owner Occupied **Possession:** Delivery of Deed **Property Disclosures:** Seller's Property Disclosure **Flood Plain:** Minimal Risk **Possible Usage:** Single Family **New Financing/Lending:** Cash

LA: Buck Norris Phone: 970-222-6070 Email: [bnorris@ReMax.net](mailto:bnorris@ReMax.net) Fax: 970-225-0118  
 LO: RE/MAX Alliance-FTC South Broker Phone: 970-226-3990  
 TB: 3.00 BA: 3.00 Buyer Excl: No Contract: T For Showings: CSS: 970-663-7469  
 Min EM: \$4,000 EM Recip: RE/MAX Alliance Lim Service: N



© IRES  
**Elementary:** Shepardson  
**Middle/Jr.:** Boltz  
**High School:** Ft Collins  
**School District:** Poudre

**Lot Size:** Approx Acres:  
**Elec:** City of FTC **Water:** City of Fort Collins  
**Gas:** Xcel **Taxes:** \$2,053/2011  
**PIN:** **Zoning:** RL  
**Waterfront:** No **Water Meter Inst:** Yes  
**Water Rights:** No **Well Permit #:**  
**HOA:**  
**HOA Fee:** \$160/AXfer: Yes Rsrv: YesCov: Yes

| Bedrooms: | 4    | Baths: | 4    | Rough Ins: | 0    |       |
|-----------|------|--------|------|------------|------|-------|
| Baths     | Bsmt | Lwr    | Main | Upr        | Addl | Total |
| Full      | 0    | 0      | 0    | 2          | 0    | 2     |
| 3/4       | 1    | 0      | 0    | 0          | 0    | 1     |
| 1/2       | 0    | 0      | 1    | 0          | 0    | 1     |

**All Bedrooms Conform:** Yes

| Rooms        | Level | Length | Width | Floor  |
|--------------|-------|--------|-------|--------|
| Master Bd    | U     | 16     | 14    | Carpet |
| Bedroom 2    | U     | 14     | 10    | Carpet |
| Bedroom 3    | U     | 13     | 10    | Carpet |
| Bedroom 4    | B     | 15     | 14    | Carpet |
| Bedroom 5    | -     | -      | -     | -      |
| Dining room  | M     | 15     | 11    | Carpet |
| Family room  | M     | 18     | 12    | Carpet |
| Great room   | -     | -      | -     | -      |
| Kitchen      | M     | 28     | 16    | Wood   |
| Laundry      | M     | 9      | 5     | Vinyl  |
| Living room  | M     | 15     | 12    | Carpet |
| Rec room     | B     | 12     | 25    | Carpet |
| Study/Office | -     | -      | -     | -      |

**IREs MLS # :** 682056 **PRICE:** \$320,000  
 1600 Collindale Dr, Fort Collins 80525  
**RESIDENTIAL-DETACHED** **SOLD**  
**Locale:** Fort Collins **County:** Larimer  
**Area/SubArea:** 9/15 **Map Book:** N - 0 - 000  
**Subdivision:** Collindale  
**Legal:** Lot 1, Collindale 6th filing

**Total SqFt All Lvl:** 3208 **Basement SqFt:** 930  
**Total Finished SqFt:** 3208 **Lower Level SqFt:**  
**Finished SqFt w/o Bsmt:** 2278 **Main Level SqFt:** 2278  
**Upper Level SqFt:** **Addl Upper Lvl:**  
**# Garage Spaces:** 2 **Garage Type:** Attached  
**Garage SqFt:**  
**Built:** 1987 **SqFt Source:** Assessor records  
**New Const:** No  
**Builder:** **Model:**  
**New Const Notes:**

**Listing Comments:** Absolutely Beautiful Two Story in Collindale. Amazing Yard with covered patio in the back yard perfect for entertaining on summer evenings complete with candle chandelier! Yard has been professionally landscaped, Large Trees and Rose Bushes. Four Bedrooms Four Baths Two gas Fireplaces above ground. Large formal dining room large family room plus large rec room in the Basement. Nice 4th Bedroom in the Basement! Oversized two car garage. This is a pleasure to show. **Broker Remarks:** Agents set up showings through Front Desk at RE/MAX Alliance 226-3990 if you need a one day code. Centralized Showing will not give out one day codes on this lock box. Need full Price Offer Pool has separate HOA fee Family membership 260.00 year Single membership age 18 or over is 155.00 a year. Open memorial day to labor day. Includes 10 guest passes. Pool is managed by Cindy Stark 493-2669 Transfer fee for HOA is \$300.00.

**Sold Date:** 07/16/2012 **Sold Price:** \$325,000  
**Terms:** FHA FIX **DOM:** 54 **DTO:** 11 **DTS:** 54  
**Down Pmt Assist:** N  
**Concession Type:** CC  
**Points Paid/Seller:** 0 **Points Paid/Buyer:** 0  
**Total Concession Amt:** \$5,000  
**SA:** Brian Trainor 970-219-0281  
**SO:** Realty Executives - Ft Collins 970-472-8888

**Property Features**  
**Land Size:** < .25 Acre **Style:** 2 Story **Construction:** Wood/Frame, Brick/Brick Veneer **Roof:** Composition Roof **Common Amenities:** Pool **Outdoor Features:** Lawn Sprinkler System, Patio **Location Description:** Corner Lot **Fences:** Enclosed Fenced Area **Lot Improvements:** Street Paved, Sidewalks **Basement/Foundation:** 90%+ Finished Basement **Heating:** Forced Air **Cooling:** Central Air Conditioning, Ceiling Fan, Attic Fan **Inclusions:** Window Coverings, Electric Range/Oven **Energy Features:** Southern Exposure **Design Features:** Eat-in Kitchen, Separate Dining Room, Wood Windows **Master Bedroom/Bath:** Tub+Shower Master **Fireplaces:** 2+ Fireplaces, Gas Fireplace **Utilities:** Natural Gas **Water/Sewer:** City Water, City Sewer **Ownership:** Private Owner **Occupied By:** Owner Occupied **Possession:** Delivery of Deed **Property Disclosures:** Seller's Property Disclosure **Flood Plain:** Minimal Risk **Possible Usage:** Single Family **New Financing/Lending:** Cash, Conventional **Exclusions:** - Refrigerator in the garage. Sellers Personal

**LA:** Carol Canfield **Phone:** 970-391-5991 **Email:** carolcanfield@remax.net **Fax:** 970-225-0118  
**LO:** RE/MAX Alliance-FTC South **Broker Phone:** 970-226-3990  
**TB:** 3.00 **BA:** 3.00 **Buyer Excl:** No **Contract:** R **For Showings:** 970-663-7469  
**Min EM:** \$2,500 **EM Recip:** RE/MAX Alliance **Lim Service:** N



Elementary: Shepardson  
 Middle/Jr.: Boltz  
 High School: Ft Collins  
 School District: Poudre

Lot Size: 6743 Approx Acres: 0.15  
 Elec: Water: City of Fort Collins  
 Gas: Taxes: \$2,156.88/2011  
 PIN: Zoning: RL

Waterfront: No Water Meter Inst: Yes  
 Water Rights: No Well Permit #:  
 HOA: Faith Property Management 970-377-1626

HOA Fee: \$160/AXfer: Yes Rsrv: Yes Cov: Yes

Bedrooms: 4 Baths: 4 Rough Ins: 0

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

All Bedrooms Conform: Yes

| Rooms        | Level | Length | Width | Floor  |
|--------------|-------|--------|-------|--------|
| Master Bd    | U     | 19     | 12    | Carpet |
| Bedroom 2    | U     | 15     | 11    | Carpet |
| Bedroom 3    | U     | 13     | 10    | Carpet |
| Bedroom 4    | B     | 12     | 9     | Carpet |
| Bedroom 5    | -     | -      | -     | -      |
| Dining room  | M     | 12     | 10    | Wood   |
| Family room  | B     | 14     | 20    | Other  |
| Great room   | M     | 21     | 14    | Carpet |
| Kitchen      | M     | 12     | 9     | Wood   |
| Laundry      | B     | 12     | 7     | Vinyl  |
| Living room  | M     | 15     | 11    | Wood   |
| Rec room     | -     | -      | -     | -      |
| Study/Office | -     | -      | -     | -      |

IRES MLS #: 695786 PRICE: \$330,000  
 3336 Pinehurst Pl, Fort Collins 80525  
 RESIDENTIAL-DETACHED ACTIVE / BACKUP  
 Locale: Fort Collins County: Larimer  
 Area/SubArea: 9/15 Map Book: X - 0 - X  
 Subdivision: Collindale Pud  
 Legal: LOT 55, COLLINDALE, 1ST, PUD, FTC  
 DOM: 13 DTO: 3

Total SqFt All Lvl: 3172 Basement SqFt: 936  
 Total Finished SqFt: 3172 Lower Level SqFt:  
 Finished SqFt w/o Bsmt: 2236 Main Level SqFt: 1118  
 Upper Level SqFt: 1118 Addl Upper Lvl:  
 # Garage Spaces: 2 Garage Type: Attached  
 Garage SqFt: 528

Built: 1981 SqFt Source: Assessor records

New Const: No

Builder: Model:

New Const Notes:

**Listing Comments:** Beautifully remodeled 2-story home close to Collindale Golf Course. Main floor features 2 wood burning fireplaces, wood floors throughout, skylights, soapstone & glass tile counter in kitchen, SS appliances inc. a 5-burner gas cooktop, a great study area w/ built in cabinets, & very cute powder bath. The upper level has three big bedrooms and two bathrooms. The basement has a nice area for crafts/desk space. Exterior has mature landscape with a water feature in backyard & was recently painted.  
**Broker Remarks:** To set up showings during business hours (Mon-Fri, 9am-5pm) please contact the KEVCO office at 970-419-8881. To set up showings after hours/weekends, please contact listing broker at 970-682-3050. Seller prefers 24hrs notice to show, but will try to accommodate less notice.

**Driving Directions:** From Lemay and Horsetooth. North on Horsetooth to Mansfield Dr. East on Mansfield Dr to Pinehurst Pl. North on Pinehurst Pl to property.

**Property Features**

Land Size: <.25 Acre Style: 2 Story Construction: Wood/Frame Roof:  
 Composition Roof Association Fee Includes: Common  
 Amenities Outdoor Features: Lawn Sprinkler System,  
 Patio Location Description: Cul-De-Sac Fences: Wood  
 Fence Road Access: City Street Road Surface At Property Line: Blacktop  
 Road Basement/Foundation: 90%+ Finished Basement Heating: Forced  
 Air, Humidifier Cooling: Central Air Conditioning Inclusions: Window  
 Coverings, Gas Range/Oven, Double Oven, Dishwasher, Refrigerator,  
 Clothes Washer, Clothes Dryer, Microwave, Garage Door Opener,  
 Disposal, Smoke Alarm(s) Design Features: Eat-in Kitchen, Separate  
 Dining Room, Wood Windows, Bay or Bow Window, Walk-in Closet,  
 Skylights, Wood Floors, Kitchen Island Master Bedroom/Bath: Full Master  
 Bath Fireplaces: 2+ Fireplaces, Living Room Fireplace, Great Room  
 Fireplace Utilities: Natural Gas, Electric, Cable TV Available Water/Sewer:  
 City Water, City Sewer Ownership: Private Owner Occupied By: Owner  
 Occupied Possession: Delivery of Deed Property Disclosures: Seller's  
 Property Disclosure Flood Plain: Minimal Risk New Financing/Lending:  
 Cash, Conventional, FHA, VA Exclusions - Chandelier in formal dining  
 room, TV & mount in living room, and mini-fridge in basement.

LA: Gregory Rittner Phone: 970-682-3050 Email: [greg@kevco.com](mailto:greg@kevco.com) Fax: 970-797-1107

LO: Kevco Real Estate Investments Broker Phone: 970-419-8881

TB: 3.00 BA: 3.00 Buyer Excl: No Contract: R For Showings: See Broker Comments

Min EM: \$3,500 EM Recip: Assured Title Agency Lim Service: N

Prepared By: Wynn Washle - Dec 17, 2012 11:06:04 AM

Information deemed reliable but not guaranteed. MLS content and images Copyright 1995-2012, IRES LLC. All rights reserved.