



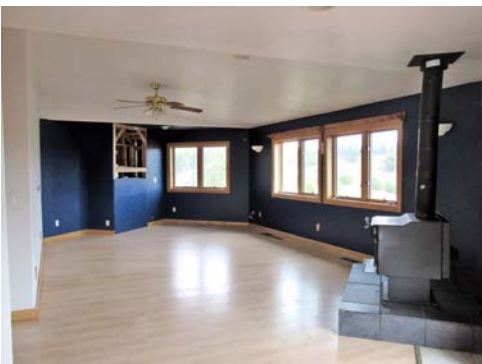
Cabin
Country

Northern Colorado mountain land, cabins and ranches

Hilltop Scenery



If you're eager to experience the wonders of living in the mountains, take a look at this 3 bedroom 3 bath 2 story polygon home! The shape allows for open style living with plenty of natural light. 2 story garage/work shop for projects, and several small outbuildings for storage and small animals. 35 acres nestled in the valley with stately pines on the hillsides. Seasonal Boxelder Creek fills the pond. Remains of the pine beetle problems gone by can be seen on the property, and the home/outbuildings/pond will need a bit of TLC.



Contact Bill McClelland Broker bill@cabin-country.com

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IRE MLS # 880555 **Price** \$ **365,000**

150 Pristine Pines Ln Livermore CO 80536

Locale Livermore **County** Larimer

Subdivision Brittany Pond

Property Highlights

Stately pines
 Seasonal Boxelder Creek with pond
 Detached garage doubles as workshop/storage area
 Utilities available at garage | 10' Garage door
 Partially fenced
 Hickory solid face kitchen cabinets
 Maple bathroom cabinets
 Pergo laminate flooring

Exterior Features:

Style: *2 Story Construction: Wood/Frame, Stucco*
 Roof: *Composition* Type: *Contemporary/Modern*
 Outdoor Features: *Storage Buildings, Balcony, Patio, Oversized garage* Location Description: *Wooded Evergreen Trees, Rolling Sloping Lot Horse Prop: Horse(s) allowed* Fences: *Partially Fenced, Wire Fence* Views: *Foothills View* Access: *Privately Maintained*

Interior Features:

Basement/Foundation: *No Basement* Heating: *Forced Air, Wood Stove*, Cooling: *Ceiling Fan* Inclusions: *Gas Range/Oven, Down-draft Range, Self Cleaning Oven, Double Oven, Dishwasher, Refrigerator, Design Features: Workshop, Wood Windows, Washer/Dryer Hookups, Wood floors* Master Bed Bath *Full Master Bath* *Fireplace Gas Fireplace, Gas Logs included, Multi-sided Fireplace, Master Bedroom Fireplace*

School District Poudre
High School Poudre
Middle/Jr Cache La Poudre
Elementary Livermore

		Main	Lower
Total Sq Ft All Lvl	3128	1564	1564

Garage Spaces 1 **Sq Ft** 700 each floor

If exact sq ft is a concern, the property should be independently measured

Built 2001
Approx Acres 35
Electric Poudre Valley REA
Gas Propane
Water Well
Well Permit 188445
Well Information 320' depth 5' static 15 gpm (1995)

Taxes \$1494

HOA Fee (Annual) \$300

Baths	3	Full	3/4	1/2
Main		1	1	
Lower			1	

Bedrooms	3			
Rooms	<u>Level</u>	<u>Length</u>	<u>Width</u>	<u>Floor</u>
Master Bd	M	16	12	Carpet
Bedroom 2	M	16	09	Carpet
Bedroom 3	L	16	11	Carpet
Dining room	M	13	10	Wood
Kitchen	M	12	08	Wood
Laundry	L	12	08	Tile
Living room	M	26	14	Wood
Family room	L	29	14	Carpet

Information deemed reliable but not guaranteed
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