



Driving Directions: From I-76 take Exit 80 South onto Main Street and follow to Platte Avenue. Turn West on Platte and continue to Park Street. Turn North to property (on West side of street).

Offered By:

McFeeders

REALTY APPRAISAL & MANAGEMENT

325 W. Platte Avenue, Fort Morgan, CO
 Office: (800)889-7816 ~ Cell: (970)380-4833
 Website: www.mcfeeders.com



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 Associate Broker
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 970-380-4833

All information is deemed accurate but not guaranteed.



McFeeders

REALTY APPRAISAL & MANAGEMENT

(970)867-7816 ~ www.mcfeeders.com

\$157,000.

Munoz



This home will fool you! From the curb it appears to be a ranch, but it's actually a 2-story home with a full basement and 2 fireplaces.

Update to your liking.

Motivated Seller!

825 Park Street | Ft. Morgan | Colorado



Wood Burning Fireplaces in Living Room on Main Level and in Basement!



Property Information

Lot Size: 7,776Sq. Ft.

Year Built: 1964

Total Sq. Ft.: 2,772

Finished Sq. Ft.: 2,442

Bedrooms: 5 (2 nonconforming)

Bathrooms: 2 3/4

Taxes: \$1,096. in 2011

Zoning: Residential

Construction: Brick w/Vinyl Siding

Utilities: City of Fort Morgan

Garage Type: Detached

Garage Spaces: 1

Additional Features: 2 Fireplaces, Lawn Sprinkler System, Covered Patio, Storage Shed, Maintenance Free Exterior, Xeriscaped in Front w/Rock



On the main floor of this home is the living room, kitchen, dining room, full bath and 1 bedroom. Two bedrooms and another full bath are on the 2nd floor. Add yet another two bedrooms in the basement (both non-confirming), a large family room, a 3/4 bath, and an unfinished work/storage area.

The kitchen has a newer cook top stove and a built-in oven. The refrigerator is also included. Lots of cabinet space in this kitchen which offers extra tall lower cabinets and a breakfast bar/eating area. Enjoy barbequing in the summer on the covered patio right off the kitchen.

You will appreciate the maintenance free brick exterior with vinyl siding on top and newer vinyl windows. No lawn work to worry about in the front which is in all rock. There's a sprinkler system in the back yard.

Quiet neighborhood with wide streets. Priced to Sell!!!

Terms

Inclusions: Electric Cook Top Stove, Built-in Oven, Garbage Disposal, Washer & Dryer, Refrigerator, and A/C Unit.

Exclusions: Any and all items of a personal nature having value or not belonging to the Owner, Tenant, or Third Party.

Earnest Money: \$1000. payable to McFeeders Realty, Appraisal & Management, LLC.

Financing: Cash, Conventional, FHA, VA.