



Offered By:

McFeeders

REALTY APPRAISAL & MANAGEMENT

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

\$205,000.

McClary



This ranch style brick home has a wonderful layout!! With 3 bedrooms and 3 bathrooms, it has it all! Complete with an office, multiple living areas, formal dining room, and ample storage space. Enjoy entertaining friends in the basement's wet bar or on the large screened patio with hot tub. Enjoy the many landscaping features the large back yard has to offer!

1015 Lake Street | Ft. Morgan | Colorado



With over 3700 square feet, this home seems to never end! All of the built-in storage will ensure that everything has a place. If you enjoy entertaining guests, this is the home for you!! This home has two living areas, an oversized screened patio with hot tub, very large back yard, and basement which features a large family room and a bar/game room. Enjoy eating meals in the formal dining room or in the breakfast nook for your smaller meals. This home also has 2 fireplaces, an office, a 2 car attached garage, and a lawn sprinkler system! Separate basement entrance could also allow for future additional rental income. Don't miss the opportunity to own this home which is within walking distance to Colorado Plains Medical Center and Fort Morgan High School.

Property Information

Price: \$225,000.

Lot Size: 10500 Sq. Ft.

Year Built: 1960

Total Sq. Ft.: 3768

Finished Sq. Ft.: 2506

Bedrooms: 3

Bathrooms: 3

Taxes: \$1,330 in 2010

Zoning: Residential

Construction: Brick

Utilities: City of Fort Morgan

Garage Type: Attached

Garage Spaces: 2

Additional Features: 2 Fireplaces, Lawn Sprinkler System, Wet Bar/Game Room, Hot Tub, Screened Outdoor Room, Lots of Built-in Storage!



Terms

Inclusions: Electric Cook Top, Built-in Oven & Microwave, Dishwasher, Disposal, Hot Tub

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

Financing: Cash, Conventional, FHA, VA