

1414 Glen Eagle Court

Fort Collins 80525

Center Greens at Southridge

ALBRECHT CUSTOM HOMES

HIGHLIGHTS

A truly beautiful transformation, modern farmhouse inspired paired with a comfortable traditional layout! Filled with character – enjoy the expansive wrap around front porch and gorgeous - newly finished basement! Nestled in a more private section, cul de sac (Center Greens) apportionment of Southridge. A unique find in Fort Collins, exceptional location with 5 Bedrooms + spacious main floor French door study + 5 Bathrooms, featuring every adornment and comfort! Ideally positioned for the Colorado climate south facing on a private cul de sac and just minutes from the Southridge Golf Course (on 128 acres/18 holes/a Certified Audubon Cooperative Sanctuary.) Enjoy excellent Fort Collins Schools Werner, Preston and Fossil Ridge along with all the conveniences of south Fort Collins!

Resting on nearly a 1/4 acre at 9,843 square feet, with quick easy access to I-25, this gorgeous two-story has been remodeled head to toe – modern farmhouse inspired! Gorgeous finishes and loaded with features complete an updated yet comfortable home!

Newer Roof and Equipped with a newer High Efficiency furnace & central A/C and newer Rinnai hybrid tankless system. Beautiful established professional landscaping and a gardener's dream! An outdoor lover's dream enjoy entertaining on the oversized back deck!

EXTERIOR, GARAGE and LANDSCAPE

- Newer exterior paint, nice variety of exterior materials: stone, stucco and siding
- New garage doors, *heated* 3 car garage approximately 650 square feet + workshop area.
- Newer roof 2011.
- Multiple Decks + oversized timbered window wells.
- Grounds are native and professionally landscaped in a manner to compliment + perfect for the gardener with standing beds with full irrigation. Several hundred bulbs, red bud tree, loaded with perennials.
- Full sprinkler system front and back.

- Welcome to this gorgeous backyard oasis – great area for entertaining, huge deck ready (grill is negotiable.)
- Designed and Built to showcase the open, yet private feeling.
- Gardens beds in the backyard -ideal south facing sun.
- South facing driveway for easier snow melt.

INTERIOR

- Sunny Spacious traditional layout, spacious French door main floor den/home office with its own access to the wrap around deck/front porch.
- Amazing laundry room with soapstone countertops, with every thoughtful detail + storage galore!
- Newly finished solid true oak hardwood floors.
- Newer Gourmet Thermador Double Ovens+Kitchen Aid microwave+Gas Cooktop! An inspirational chef's kitchen!
- Newer garbage disposal, loaded with spacious 42" custom alder cabinetry + large center island, slab Granite and full travertine backsplash.
- Convenient + sunny formal dining.
- Gorgeous stone gas fireplace flanked with beautiful shelving – great focal point in the cozy family room.
- Beautiful & spacious formal dining area!
- Nicely sized secondary bedrooms, jack and jill + one is "ensuite."
- Be inspired with the beautiful mountain views from the Master Bath.
- 5 piece master bathroom suite with convenient walk-in closet + oversized jetted corner tub + seat in the shower.
- Ample storage all around – even in the upper hallway area built-in!
- Custom window treatments and blinds/plantation shutters.
- *Lower Level/Basement – gorgeous modern farmhouse remodel!*
- Graced with local custom Schroll cabinetry.
- Huge Lower Level Guest Suite, Family room+kids hideout+ rec/play room!
- Wet bar + kitchenette +loaded with built-in storage/creative zone!
- Interior brick and Carrera marble countertops.
- Rinnai Hybrid Tankless Hot water heater
- MECHANICALS – Newer high efficiency furnace and central A/C

5 Bedrooms, 5 Baths +main floor study +heated 3 car garage/workshop area.
Nearly 3,000 finished square feet above grade + 4,100 total finished square feet.
*Buyer to verify all measurements

Includes a Value Plus First American Home Warranty
See agents to verify all inclusions and exclusions.

Southridge Greens HOA All Property Services \$445 annually.
Includes: management, open space maintenance and care.

*** 1420 Glen Eagle Court Lot to the east also available for sale, for a combined full half acre with 1414 Glen Eagle * see listing agent for details.**

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