

Custom-Built Beauty!



2856 Sitting Bull Way / Fort Collins 80525 | MLS# 940509

One of a kind opportunity in Fort Collins! This custom built home offers an in-home business opportunity on the lower level, 17 steps to work! High vaulted ceilings and ICF walls w/ sound insulation & is zoned for a "vocational school" which create options for this unique property. Ranch style home features 3 bedrooms and 3 bathrooms on the main level, w/ high vaulted ceilings and details like a 3 sided fireplace in the kitchen and living room area. Deck right off the master bedroom, and a wrap around porch facing the Ridgen Farm Park. The lower level walkout features 2 large spaces perfect for your in home business (previously used as music studio and school), or your own space for entertainment and living areas with 10 foot ceilings. It can also be accessed via an ADA ramp from the side of the home, which includes radiant hot water heat downstairs & even the ramp so you won't have to shovel snow. Skylights, New roof and exterior paint, 4 car off street parking, and near bike paths.

- 3 Bedrooms
- 4 Bathrooms
- 3,887 Square Feet
- 2 Car Garage



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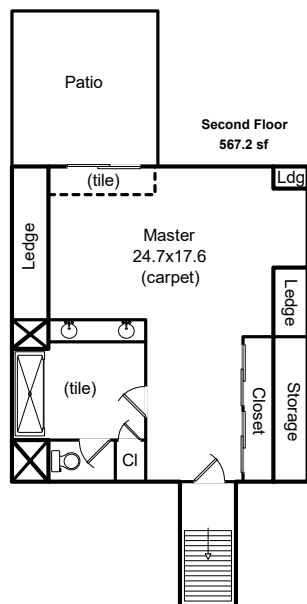
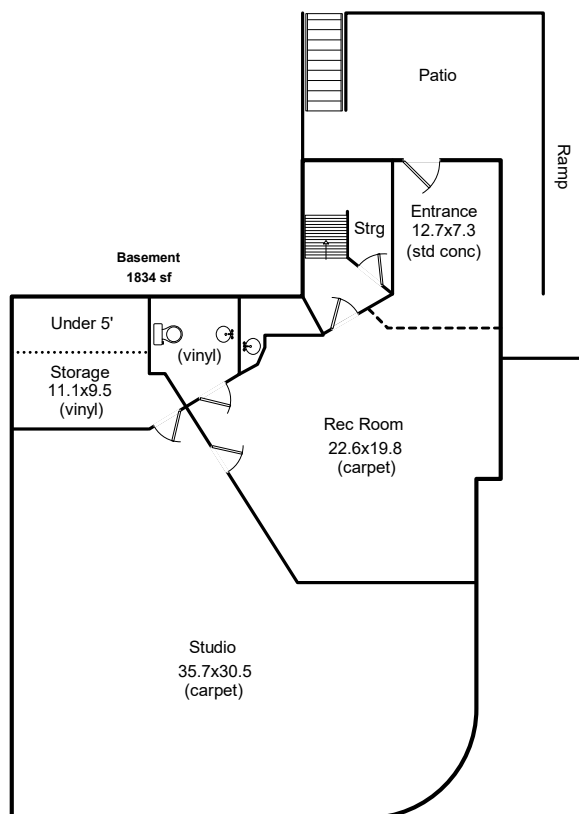
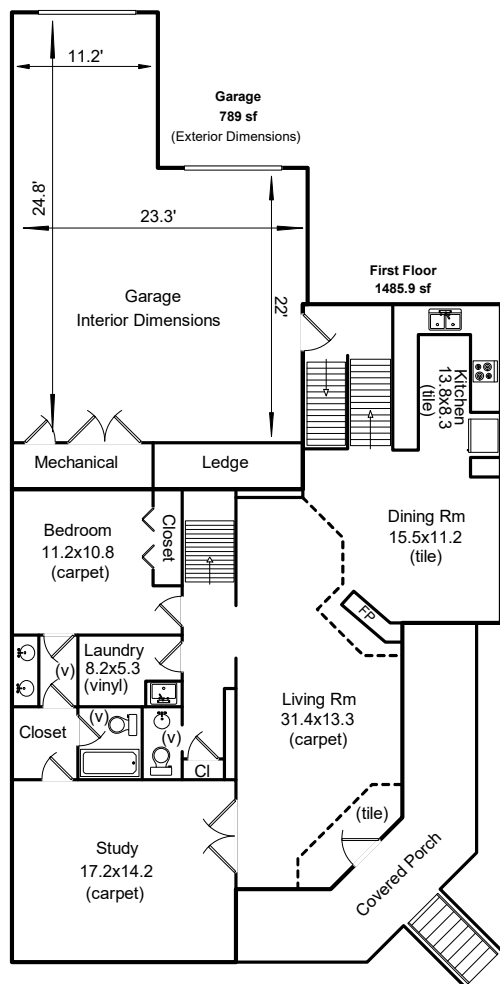


SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: Parcel No.:
 Property Address: 2856 Sitting Bull Way
 City: Fort Collins County: State: CO ZipCode: 80525
 Owner:
 Client: Paul Hunter Client Address:
 Measurer Name: Brittney Ouellette Inspection Date: 03/05/2021

SKETCH



**2856 Sitting Bull Way
 Fort Collins, CO
 Total Sq Ft: 3887
 Total Finished Sq Ft: 3887
 Finished w/o Basement: 2053
 Basement Sq Ft: 1834
 Basement Finish: 100%**

Scope of Work is on our Website
 www.appraisaldimensions.com
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