



3418 COLONY DRIVE

This beautiful home has amenities galore, including an open floor plan utilizing light colors, berber carpeting, oak wood trim, doors & cabinets, and is cable ready. The entry opens into a formal living room with vaulted ceiling. The kitchen features plentiful oak cabinets, refrigerator, new electric stove with self-cleaning oven, dishwasher and an eat-in dining area. Access to the fenced backyard which has mature landscaping, is in the dining area. The family room has a wood burning fireplace. Laundry room and storage area is located off of the family room.

Upstairs, the master bedroom features a 3/4 bath. There is a full bath on the upstairs level as well. This comfortable home is conveniently located close to schools, a park, and is accessible to shopping, banking, bus transportation and entertainment venues. Our landscape crew handles sprinkler set-up, winterization, and repair, as well as bush and tree trimming. The tenant is responsible for cutting and trimming the lawn. If you wish to see this home, we show our homes on the weekends and after hours by appointment. Centrally located on south west corner of Fort Collins, allows you to ability to be 10 minutes from all that Fort Collins has to offer.

All of our homes are professionally cleaned from baseboards to ceilings. Our carpet cleaners have the same high standards as we do and the carpets are thoroughly cleaned. At Middel Realty we are willing to offer a higher quality product for a fair price which allows people to live in a great home, around fantastic neighbors, and in neighborhoods where you can be proud to say, "I live there." Sorry no pets. Call us today to schedule your showing appointment that will work around your schedule. We show after hours and on weekends by appointment. Call us today at 970-221-1100 or 970-310-3909 or Email us at info@middelrealty.com.

Middel Realty Inc.

Small Tri-Level Setup




Kitchen-

 Refrigerator	 Range (with Self Cleaning Oven)	 Dishwasher
 Garbage Disposal	 Double Bin Stainless Steel Sink	 Oak Cabinets
	 Eating Area	

House Setup-

 3 Bedrooms	 2 Bathrooms	 Very, VERY CLEAN
 Vaulted Ceilings	 Berber Carpet Throughout	 Washer Dryer Hookups
 Open Floor Plan	 Walk-in Master Closet	 Fenced Backyard with Patio
 Freshly Painted Interior	 Oak Trim Throughout	 Fireplace-Wood Burning
 Cable Ready Throughout	 Telephone Ready Throughout	 Oversized Two Car Garage
 Forced Air Heating	 Clean and Well Maintained	 1640 Sq. Feet (200 Unfinished Basement)
 Freshly Painted Exterior	 Natural Lighting	 Automatic Sprinkler System

Surrounding Area Attributes

 City Views	 Close to Shopping, Schools, Banks, City Parks and Trails	 Close to Troutman Park
 Quick access to Horsetooth Road	 Walk to Beattie Elementary	 Close to Grocery Stores

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970-221-2300

