



5519 Fossil Ridge Drive East

This south facing two story home is located in southern Fort Collins and is within walking distance to [Werner Elementary School](#). Quality construction is evident in this home which has NEW berber carpeting, refinished oak cabinetry and woodwork along with quality insulated windows through-out the home, not to mention the new kitchen and bathroom floors.

5519 Fossil Ridge Drive East is located in a wonderfully unique neighborhood and backs to a 3 acre greenbelt. There is an oversized two car garage that enters into the kitchen and laundry area for privacy and convenience. The kitchen has a cooking island with self cleaning oven and electric range top.

The great room is on the main level with a handy ½ bath, and a corner gas fireplace. Two large windows make this room very pleasant and bright. The bedrooms are located on the upper story where the true size of this home is realized.

The master bedroom has a large window with window seat, its own private full 4- piece master bath and HUGE walk-in closet. The 2nd bed-room is as big as most peoples master bedroom and also has a walk-in closet. The 3rd bed-room is good sized and faces west for evening sunsets and overlooks the 3 acre greenbelt directly behind this great home. The two bedrooms share a full bathroom with a very cool skylight. There is a large 800 square foot unfinished basement for extra storage and is a great place to put your recreation or weight room.










The yard is maintained with an automated sprinkler system, fully fenced, and is adjacent to a 3 acre greenbelt.

This is easy living at its best, so don't miss out on viewing this home. 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.

Two Story Home-with AC







Kitchen-

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

House Setup-

 3 Bedrooms	 2.5 Bathrooms	 Main Floor Laundry Room
 Natural Lighting	 Larger Second Bedroom	 Washer Dryer Hookups
 Open Floor Plan	 Walk-in Master Closet	 Fenced Backyard
 Freshly Painted Interior	 Oak Trim Throughout	 Fireplace-Gas Burning
 Cable Ready	 Telephone Ready	 Oversized Two Car Garage
 Forced Air Heating	 Large Closets	 Nice Entry Way
 Freshly Painted Exterior	 Professional Landscaping	 Very, VERY CLEAN
 2530 Sq. Feet (800 Unfinished Basement)	 Berber Carpet Throughout	 NEW INTERIOR
 Automatic Sprinkler System	 Clean and Well Maintained	 County Feel, City Conveniences
 3 Acre Greenbelt	 Cool Westerly Winds	 Central Air Conditioning

Surrounding Area Attributes

 City Views	 Close to Shopping, Schools, Banks, City Parks and Trails	 Close to Fossil Creek Park
 Quick access to College Ave	 Walk to Werner Elementary	 Close to Grocery Stores

