



Elementary: Eyestone
Middle/Jr.: Wellington
High School: Poudre
School District:POUDRE

Lot Size:1742400 **Approx Acreage:** 40
Elec: PV REA **Water:** Well
Gas: Propane **Taxes/Yr:** \$2,062/2008
PIN: R1633408 **Zoning:** Res
Waterfront: No **Water Meter Inst:** Yes
Water Rights: No **Well Permit #:** 263107
HOA: No

Bedrooms:	3	Baths:	2	Rough Ins:	1	
Baths	Bsmt	Lwr	Main	Upr	Addl	Total
Full	0	0	2	0	0	2
3/4	0	0	0	0	0	0
1/2	0	0	0	0	0	0

All Bedrooms Conform: Yes

Rooms	Level	Length	Width	Floor
Master Bd	Main	15	12	Carpet
Bedroom 2	Main	12	10	Carpet
Bedroom 3	Main	12	9	Carpet
Bedroom 4	-	-	-	-
Bedroom 5	-	-	-	-
Dining room	Main	10	10	Laminate
Family room	-	-	-	-
Great room	Main	26	20	Carpet
Kitchen	Main	16	12	Laminate
Laundry	Main	9	6	Vinyl
Living room	-	-	-	-
Rec room	-	-	-	-
Study/Office	-	-	-	-

IREs MLS#: 600807

PRICE: \$450,000

ADDR: 438 Rodeo Hills Ln, Wellington, 80549

RESIDENTIAL-DETACHED

ACTIVE

Locale: Wellington

County: Larimer

Area/SubArea: 9/23

Map Book: N - 565 - U

Subdivision: None

Legal: The Southeast 1/4 Of The Northwest 1/4 Of Section 36, Township 11 North, Range 69 West Of The 6th P.M., County Of Larimer, State Of Colorado
DOM: 2

Total SqFt All LvlS	3974	Basement SqFt:	1987
Total Finished SqFt:	1987	Lower Level SqFT:	0
Finished SqFt w/o Bsmt:	1987	Main Level SqFt:	1987
Upper Level SqFT:	0	Addl Upper Lvl:	0
# Garage Spaces:	16	Garage Type:	Detached
Garage SqFt:	6200		
YearBuilt: 2005		SqFt Source: Other	
New Const: No		Est. Comp.:	
Builder:		Model:	

New Const Notes:

MLS Comments: Pristine mountain views! Newer ranch-style home on 40 fenced acres. 50'x100' insulated outbuilding with concrete floor & four, 14' garage doors. Use for your garage, barn, shop, or storage needs! Additional 30'x40' plumbed outbuilding with concrete floor. Loafing shed. House features spacious great room, big country kitchen with stainless appliances, master bedroom with double walk-in closets and luxury bath. See this special property today!

Driving Directions: From I-25, North to Buckeye Road exit. West on Buckeye to CR 15, North onto CR 15. Road curves. North again on Rawhide Road, to Rodeo Hills Lane. East on Rodeo Hills Lane. House is on North side of road.

Property Features

Land Size - 35+ Acres, **Style** - 1 Story/Ranch, **Construction** - Wood/Frame, **Roof** - Composition Roof, **Type** - Contemporary/Modern, **Outdoor Features** - Lawn Sprinkler System, Balcony, Deck, RV/Boat Parking, >8' Garage Door, Oversized Garage, **Location Description** - Outbuildings, **Horse Property** - Horse(S) Allowed, Zoning Appropriate For 4+ Horses, Pasture, Loafing Shed, Hay Storage Building, **Fences** - Enclosed Fenced Area, **Views** - Back Range/Snow Capped, **Road Surface At Property Line** - Gravel Road, **Basement/Foundation** - Full Basement, Unfinished Basement, Daylight Basement, **Flood Plain** - Minimal Risk, **Heating** - Forced Air, **Cooling** - Room Air Conditioner, Evaporative Cooler, **Inclusions** - Window Coverings, Electric Range/Oven, Dishwasher, Refrigerator, Clothes Washer, Clothes Dryer, Microwave, Jetted Bath Tub, Garage Door Opener, Water Softener Owned, Water Filter Owned, **Energy Features** - Southern Exposure, Double Pane Windows, **Design Features** - Eat-In Kitchen, Separate Dining Room, Open Floor Plan, Workshop, Walk-In Closet, Washer/Dryer Hookups, **Master Bedroom Bath** - Luxury Features Master Bath, 5 Piece Master Bath, **Disabled Accessibility** - Main Floor Bath, Main Level Bedroom, Main Level Laundry, **Utilities** - Electric, Propane, Satellite Avail, **Water/Sewer** - Well, **Ownership** - Private Owner, **Occupied By** - Owner Occupied, **Possession** - Delivery Of Deed, See Remarks, **Property Disclosures** - Seller's Property Disclosure, **Possible Usage** - Single Family, **New Financing** - Cash, Conventional, **Exclusions** - Workbench, Seller's Personal Property, Propane Tank-Leased.

LA: Jeanette Meyer **Phone:** 970-481-9340 **Email:** jmeyer@thegroupinc.com **Fax:** 970-221-0746
LO: Group Mulberry **Phone:** 970-221-0700 **TB:** 3.00 **BA:** 3.00 **For Showings:** LO: 970-221-0700
Buyer Excl: No **Contract:** T **Min EM:** \$5,000.00 **EM Recip:** The Group, Inc. **LS:** N