



**Full Property View - Client**

1832 Fletcher Avenue, Lochbuie, CO 80603 ----- **\$455,000 - Closed**

Listing



Listing ID: **9268224**      MLS Status: **Closed**  
 County: **Weld**      Close Price: **\$455,000**  
 Property Type: **Residential**      List Price: **\$445,000**  
 Property Subtype: **Single Family Residence**      Original List Price: **\$445,000**  
 Structure Type: **House**      Basement: **No**  
 Levels: **Two**      Year Built: **2016**  
 Subdivision Name: **Silver Peaks**  
 Listing Contract Date: **06/10/2021**      Spec. Listing Cond: **None Known**  
 Purchase Contract Date: **06/14/2021**      Contingency: **None Known**  
 Close Date: **07/13/2021**  
 Days in MLS: **4**  
 Association: **Y** Multiple: **N** Cov/Rest: **Y**      Assoc Fee Tot Annl: **\$396.00**  
 Tax Annual Amt: **\$3,251**      Tax Year: **2020**  
 Tax Legal Desc: **LOC 2SP L2 BLK2 SILVER PEAKS FG 2**

**Interior Area & SqFt**

Building Area Total (SqFt Total): **2,344**      Living Area (SqFt Finished): **2,344**      Area Source: **Public Records**  
 Above Grade Finished Area: **2,344**  
 PSF Total: **\$194**      PSF Above Grade: **\$194**      PSF Finished: **\$194**  
 Foundation:  
 Heating: **Forced Air**      Fireplace:  
 Cooling: **Central Air**      HVAC Description:  
 Interior Features: **Breakfast Nook, Ceiling Fan(s), Five Piece Bath, Granite Counters, Kitchen Island, Pantry, Radon Mitigation System, Smoke Free, Walk-In Closet(s)**  
 Security Features:      Flooring: **Carpet, Tile, Vinyl**  
 Window Features: **Double Pane Windows**      Spa Features:  
 Appliances: **Dishwasher, Dryer, Microwave, Oven, Range, Refrigerator, Washer**  
 Exclusions: **None**

**Bed & Bath Summary**

Bedrooms Total: <b>5</b>	Bathrooms Total: <b>3</b>	<u>Bathrooms</u>
Upper Level Bedrooms: <b>4</b>	Upper Level Bathrooms: <b>2</b>	Full: <b>2</b>
Main Level Bedrooms: <b>1</b>	Main Level Bathrooms: <b>1</b>	Three Quarter: <b>1</b>
Lower Level Bedrooms: <b>0</b>	Lower Level Bathrooms: <b>0</b>	Half: <b>0</b>
Basement Level Bedrooms: <b>0</b>	Basement Level Bathrooms: <b>0</b>	One Quarter: <b>0</b>

**Detailed Room Info**

<u>Room Type</u>	<u>Rm Level</u>	<u>Dimensions</u>	<u>Description</u>
<b>Kitchen</b>	<b>Main</b>	<b>19 x 12</b>	<b>Stainless steel appliances, kitchen island, granite counter tops, pantry, kitchen nook and beautiful cabinetry</b>
<b>Living Room</b>	<b>Main</b>	<b>14 x 15</b>	
<b>Bedroom</b>	<b>Main</b>	<b>11 x 14</b>	<b>Perfect for an office</b>
<b>Laundry</b>	<b>Main</b>	<b>6 x 8</b>	<b>Clothes washer and dryer included</b>
<b>Bathroom (3/4)</b>	<b>Main</b>		<b>Adjacent to the main level bedroom/office</b>
<b>Master Bedroom</b>	<b>Upper</b>	<b>16 x 17</b>	<b>Huge master bedroom with two walk in closets, en-suite 5 piece bath!</b>
<b>Master Bathroom (Full)</b>	<b>Upper</b>		<b>5 piece bath with large tub</b>
<b>Bedroom</b>	<b>Upper</b>	<b>12 x 13</b>	<b>Oversized!</b>
<b>Bedroom</b>	<b>Upper</b>	<b>12 x 12</b>	<b>Oversized!</b>
<b>Bedroom</b>	<b>Upper</b>	<b>12 x 12</b>	<b>Oversized!</b>
<b>Bathroom (Full)</b>	<b>Upper</b>		

**Parking**

Parking Total: **2**      Garage Spaces: **2**      Offstreet Spaces: **0**  
 Parking Type: **# of Spaces**      **Parking Length**      **Parking Width**      **Parking Description**  
**Garage (Attached)**      **2**

**Association Information**

Association 1      Association 2      Association 3

Association Name: **Advance HOA**  
Association Type: **Professionally Managed**  
Association Phone: **303-482-2213**  
Association Website:  
Assoc Fee/Frequency: **\$33.00 Monthly**  
Assoc Fee Annual: **\$396.00** **\$0.00**  
Assoc Fee Tot Annl: **\$396.00** **\$0.00**

Assoc Fee Incl: **Maintenance Grounds, Snow Removal, Trash**  
Assoc Amenities: **Park**  
Restriction Covenants: **Other**

Pets Allowed:

Senior Community: **No**

### Site & Location Information

Lot Size: **0.12 Acres / 5,100 SqFt**  
Current Use:  
Lot Features: **Sprinklers In Front, Sprinklers In Rear**

Fencing: **Partial**

Bldg/Complex Name:

Elementary School: **Lochbuie / Weld County RE 3-J**  
Middle/Junior Sch: **Weld Central /**  
High School: **Weld Central / Weld County RE 3-J**  
School of Choice:  
[View Walk, Bike, & Transit Scores](#)

Parcel Number: **R4017906**  
Walk Score: **9**

### Building Information

Architectural Style:  
Construction Materials: **Frame, Wood Siding**  
Roof: **Composition** Exterior Features:

### Water & Utilities

Water Included: **Yes** Water Source: **Public** Sewer: **Public Sewer**

### Public Remarks

**Welcome to this beautiful two story home, across from the park, in the desirable Silver Peaks neighborhood! This home was built by a independent builder and has special touches throughout - you will love the large bedrooms! The kitchen features stainless steel appliances, kitchen island, granite counter tops, pantry, kitchen nook, beautiful cabinetry and gleaming hard wood style vinyl floors. It flows nicely into the open living room area. Down the hall is a bedroom with beautiful French doors (also perfect for an office) and an adjacent 3/4 bath. The main floor is complete with a laundry/mud room with included washer and dryer. Retreat upstairs to the huge master bedroom with 2 walk in closets and en-suite 5 piece bath including a large tub! Also on the upper floor are three more OVERSIZED bedrooms and full bath. Step outside onto the massive 15' x 20' deck with friends and family - perfect for entertaining! A kids play set is included! Radon mitigation system installed. Roof was replaced in 2019. You will love having a beautifully maintained park directly across the street! 3D virtual tour available. You'll love it all!**



All data deemed reliable but not guaranteed.  
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