



4301 KANO DR. FORT COLLINS



JOYCE GIARD

Broker Associate | REALTOR®

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4703-A Boardwalk Drive
Fort Collins, CO 80525



Each office independently owned & operated

MLS #913436 | 3 Beds | 3 Baths | 4,231 Sq. Ft.

Offered at: \$1,250,000



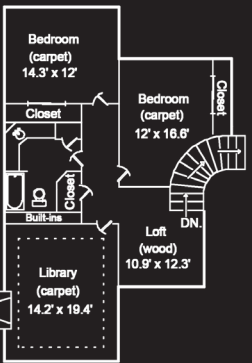
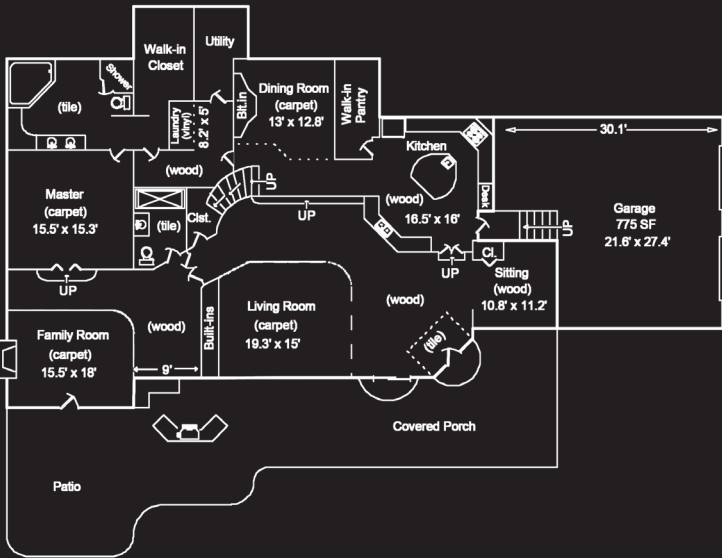
RE/MAX
ALLIANCE



Features

Style: 2 Story
Construction: Wood/Frame, Stone
Total Square Feet: 4,231 Total SqFt
Fin. Square Feet: 4,231 Fin. SqFt
Lot Size: 37,462 SqFt Lot
Year Built: 2001
Heating: Forced Air, Radiant Heat, Humidifier
Cooling: Central A/C, Ceiling Fan
Roof: Composition
Subdivision: Thompson's Lakeside
Taxes: \$6,387 / 2019
HOA: None
Elementary School: Mcgraw
Middle School: Webber
High School: Rocky Mountain

Master Bedroom 16 x 15
Bedroom 2 14 x 12
Bedroom 3 12 x 17
Dining room 13 x 13
Family room 16 x 18
Kitchen 17 x 16
Laundry 08 x 05
Living room 19 x 15
Study/Office 14 x 19



4301 Kano Dr.
Fort Collins, Colorado
First Floor SF: 2,892
Second Floor SF: 1,127
Total SF (all levels): 4,019
Total Finished SF: 4,019

Scope of Work is defined and attached to this sketch.
Drawn by: (970) 214-3413
28may20



Stunning home in Horsetooth Reservoir on 2½ lots overlooking the marina! You'll find yourself relaxing on the covered patio, taking in the beautiful views from every window and enjoying all this property has to offer. Take advantage of the endless trails to hike, mountain bike, and go horseback riding. Keep your boat in the marina, kayak and paddleboard. All of this right outside your front door! The home lives like a ranch with a main floor master en-suite that opens to a living area with a wood burning fireplace. The gourmet kitchen has SS appliances, granite, double ovens, large kitchen island with prep sink, and a huge pantry that you'll love. The living room and breakfast nook have amazing views as well. Up the grand curved staircase is a loft, dedicated office with library and another fireplace. Two additional bedrooms and a bathroom complete the upper level. But you'll be out on the covered patio with fans and a built-in grill. Call for a list of special features and showing today!