



902 TOD DRIVE

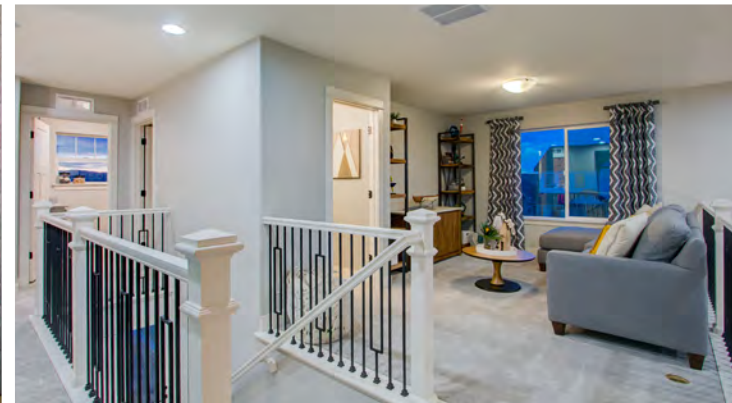
FORT COLLINS, CO



3,564 Finished SF | 5 Bedroom | 4 Bathroom
4,025 Total SF | 3 Car Tandem | 7,457 SF Lot

THE MONARCH

Lots of living area and floor plan upgrades are in this Energy Star certified (58 HERS) home by LC Home. You will love the gourmet kitchen, floor-to-ceiling fireplace, two-way fireplace in primary bedroom/bathroom, and luxury five-piece bath with freestanding tub and walk-in shower with seat, as well as the finished basement with wet bar. Contemporary interior finishes include designer black lighting, plumbing, and hardware, marble finish quartz counters, and designer laminate flooring and carpet throughout.



PROPERTY INFORMATION

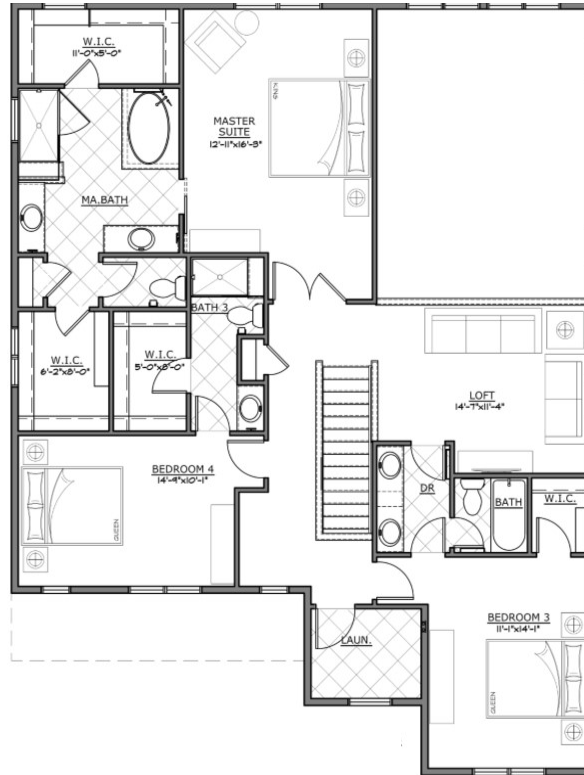
Year of Construction	2013
Total SF (Main Basement)	4,025 Total (2,752 M 1,273 B)
Finished SF (Main Basement)	3,564 Total (812 B)
Beds (Conform Non-Conform)	5 Total (3 U, 1 M, 1 B)
Baths (Type)	4 (Full)
Garage (Type)	3 Car (Tandem)
Other Rooms	Flex Office/Dining, Loft, Rec. Room
Construction	Energy Star Certified, 2x6 Wood Frame, Stone Veneer, 30 Yr Ashphaslt Shingle Roof
Heating	Gas, 92% Efficiency
Cooling	13 SEER A/C
Hot Water	Tankless Hot Water
Appliances	Whirlpool Stainless, 36" Gas Range w/Hood, Double Oven, French Door Fridge
Energy Features	58 Home Energy Rating Score (HERS)
Land	0.17 Acres, 7,457 SF
Subdivison	Lot 58, Fox Grove
HOA Dues	\$60/Month (No Metro District)
Municipality	City of Fort Collins
County	Larimer
Zoning	Residential PUD
Property Taxes	\$3,6,81 (2022) 94.425 Mills
School District	Poudre School District
Elementary School	Timnath
Middle/Junior High School	Timnath (New Fall 2022)
High School	Timnath (New Fall 2022)
Gas	Xcel Energy
Electricity	City of Fort Collins
Water	ELCO
Sewer	Boxelder Sanitation
Phone/Cable	CenturyLink, Comcast Xfinity



Main Level



Second Level



PROPERTY HIGHLIGHTS

- ✓ Corner lot backing to private open space & foothills views
- ✓ Fully finished basement w/wet bar & fridge, and bedroom
- ✓ Gourmet kitchen layout & appliances w/large island
- ✓ 20' Floor-to-ceiling fireplace in great room
- ✓ Two-way fireplace in primary bedroom/bath
- ✓ Freestanding soaker tub & large walk-in shower
- ✓ Main floor & upstairs guest suites w/private bathrooms
- ✓ Desirable location next to new high school & regional athletic field (2022)
- ✓ Low property taxes with no metro district

