



6 SUNSET CIRCLE

SPECIFICATIONS

SETTING

- Established Longmont neighborhood with mature trees and a quiet residential feel
- Convenient access to Sunset Golf Course, Sunset Pool, neighborhood parks and recreation
- Downtown Longmont shopping, dining and community amenities just minutes away
- Fully fenced backyard with mature trees, lawn and generous patio space

GENERAL

- Classic all-brick ranch thoughtfully renovated with a clean, modern aesthetic
- 3 bedrooms and 1 updated full bath in an easy single-level layout
- Wood flooring, updated lighting and fresh finishes throughout
- Two distinct living areas, each with a fireplace
- Window-lined enclosed porch/family room filled with natural light
- Attached one-car garage and detached storage shed
- Move-in-ready presentation with a bright, cohesive interior

KITCHEN + DINING

- Updated kitchen with extensive cabinetry and generous counter space
- Updated appliances, contemporary hardware and lighting
- Open connection to the dining area and primary living room
- Dining area positioned for easy everyday living and entertaining

LIVING SPACES

- Main living room centered around a fireplace and large front window
- Window-lined second living space with a second fireplace and direct patio access
- Flexible enclosed porch/family room ideal for a family room, office, studio, reading room or year-round retreat

BEDROOMS + BATH

- Three bedrooms located together on the main level
- Updated full bath with contemporary vanity, fixtures and finishes
- Flexible bedroom configuration for guests, office use or everyday living

OUTDOOR LIVING SPACE

- Fully fenced backyard framed by mature trees
- Expansive patio extends the living and entertaining spaces outdoors
- Green lawn offers room for play, pets, gardening and relaxation
- Detached shed provides additional storage for tools, bikes and seasonal equipment

IMPROVEMENTS + COMFORT

- Updated furnace, central air conditioning and water heater
- Electrical, lighting and plumbing improvements completed as part of the renovation

Information is deemed reliable but should be independently verified. Only those items specified in the contract of sale convey.