

VALUE CONSIDERATIONS *2115 Sandstone Dr*

DESIGN FEATURES

- Brand new carpet, pad, and fresh paint throughout
- Single level living makes day-to-day life a breeze
- Main level laundry niche w/ storage (washer and dryer included)
- Walk-in pantry
- Front and rear patios
- Home faces East for sunrise mornings and sunset views facing the foothills
- Floorplan provides privacy w/ split bedroom configuration
- Cozy up on chilly nights near the charming wood-burning stove
- Recessed shelving (living room)

MECHANICAL

- Brand new dishwasher and oven / range
- Crawl space is fully encapsulated w/ radon mitigation
- Hot Water Heater (2022)
- High capacity window air conditioner included; cools the entire home
- All electric home... No ducts or HVAC to maintain!
- Each bedroom has its own thermostat and brand new, multi-function ceiling fan for custom temperature preference
- Clean sewer scope - no concerns or issues found (2026)

EXTERIOR

- Class 4 roof (2018)
- Level lot allows for endless possibilities (garden, shed, firepit, gazebo, pool, pets, etc...)
- Gravel parking pad for trailer, RV, boat, additional vehicle, etc...
- Fully-fenced backyard with gated access
- 1 car attached garage

LOCATION

- Cul-de-sac in North Fort Collins
- No HOA, No Metro District
- 10 minutes to Old Town Square
- 15 minutes to Colorado State University
- Delightfully convenient access to restaurants, coffee shops, parks, breweries, esteemed schools, and Northern Colorado's many popular amenities



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