

Style	1 Story/Ranch
Construction.	Wood/Frame
	Stone   Comp Siding
Roof	Composition
	4 Car RV Garage
Bedrooms	5
Bathroom	
Total SqFt	
Finished SqFt	
Main Floor Sq	Ft 2,193
Basement Sql	-t 1,987
Heating	Forced Air

Cooling	Central Air
Subdivision	Harvest Ridge
10A	\$1,000 / Annually
ot Size	11,104 SqFt

## SCHOOL INFORMATION

School District	Thompson R2-J
High	Berthoud
Middle	Turner
Elementary	Berthoud

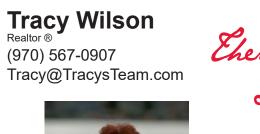
### **ROOM SIZES**

Primary Bedroom	13 x 14
Bedroom 2	13 x 12
Bedroom 3	13 x 12
Bedroom 4	13 x 12
Bedroom 5	20 x 11
Dining Room	10 x 15
Great Room	16 x 23
Kitchen	10 x 14
Family Room	16 x 08
Rec Room	27 x 16
Laundry	07 x 15
Office	13 x 13



## 1273 ART DRIVE

**Amy Lane** Realtor (970) 567-0816 Amy@TracysTeam.com











# **Special Touches Throughout** Open Entry Leads To Dedicated Office Or Formal Dining Room





The spacious great room is bright and open with vaulted ceiling and a floor to ceiling stone accent corner gas log fireplace. The kitchen area offers a large island, gas range with vent hood, double ovens, stainless steel appliances and walk-in pantry.







The master suite offer coffered ceilings, large his & hers sink vanity, shower with bench and large walk-in closet. In the basement you will find a large rec room, wetbar with full size refrigerator, two spacious bedrooms, a full bath and storage.



