



Fricke
Custom Homes

Elegance is
our Standard

1273 ART DRIVE
Berthoud, CO \$1,040,000



*Special Touches Throughout This Stunning
New Ranch Style Home in Harvest Ridge*





GENERAL INFORMATION

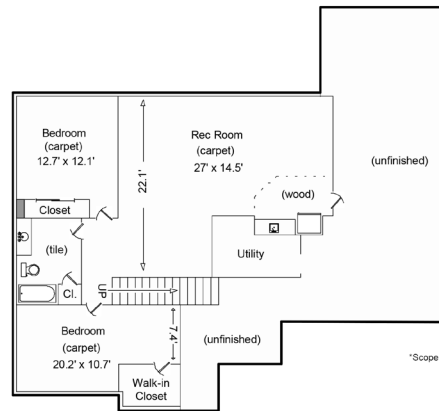
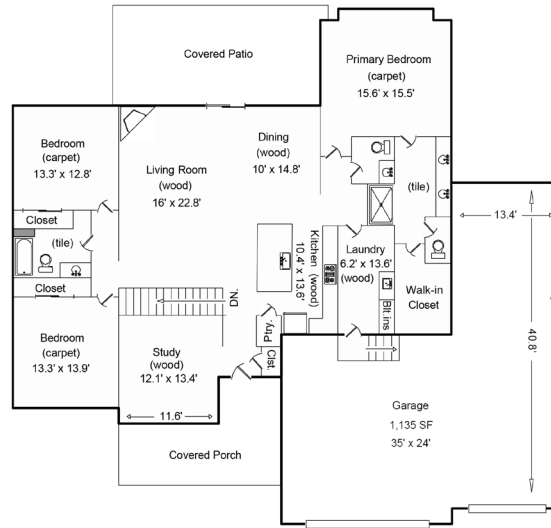
Style 1 Story/Ranch
 Construction Wood/Frame | Stone |
 Comp Siding
 Roof Composition
 Garage 4 Car RV Garage
 Bedrooms 5
 Bathroom 3.5
 Total SqFt 4,180
 Finished SqFt 3,294
 Heating Forced Air
 Cooling Central Air
 Subdivision Harvest Ridge
 HOA Dues \$1,000 Annually
 Year Built 2023
 Lot SqFt 11,104

SCHOOL INFORMATION

School District Thompson R2-J
 High School Berthoud
 Middle School Turner
 Elementary School 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
 Great Room 16 x 23
 Dining Room 10 x 15
 Kitchen 10 x 14
 Laundry 7 x 15
 Office 13 x 13
 Rec Room 27 x 16
 Family Room 16 x 08



1273 Art Dr.
 Berthoud, Colorado
 Main Level SF: 2,218
 Basement SF: 2,200
 Total SF (all levels): 4,418
 Finished SF w/o bsmt.: 2,218
 Total Finished SF: 3,474
 Basement Finish: 57%

"Scope of Work is defined and attached to this sketch."
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 84ec22

Photography provided by Colorado Virtual Tours. Information herein deemed reliable but not guaranteed. Distance and measurements are approximate and subject to correction. January 30, 2023 9:10 PM. See our listing at www.TracysTeam.com



There's No Place Like Home

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