

# Will Trade

\$895,000



288 Reservoir Drive | Loveland | CO | 80537

Pittington Ranch, just west of Loveland in northern Colorado, sits in the Rocky Mountain foothills. This truly unique development is surrounded by land protected by covenants limited to agricultural purposes. This ensures that the land will not have any developable uses, other than agricultural, in perpetuity. Currently, there are over 90 acres set aside for the property owners of Pittington Ranch development to be used for recreation such as horseback riding, hiking and mountain biking.\*

\* Floor plan on the back.

## FANTASTIC VIEWS



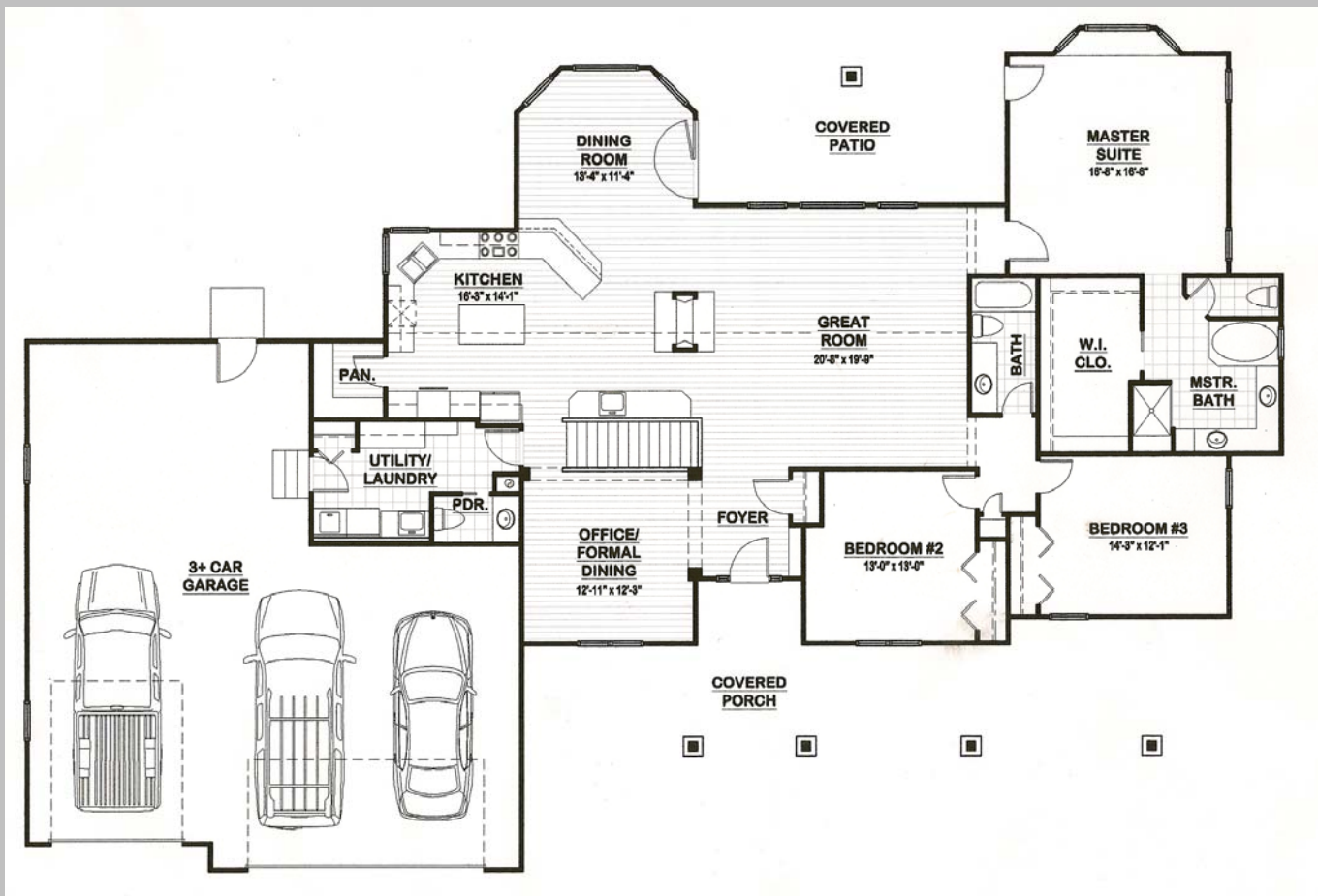
Premier LifeStyle Realty  
2802 Madison Square Drive, Suite 100  
Loveland, Colorado 80538

*Ten minutes from town. . .*

Contact John Mathey  
Phone: 970.481.5512  
info@PittingtonRanch.com  
www.PittingtonRanch.com



*A hundred years from civilization.*



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MLS #: 535604  
 Subdivision: Pittington 2nd  
 School District: Thompson R2-J  
 Elementary School: Big Thompson  
 Middle/Jr. High: Clark (Walt)  
 High School: Thompson Valley  
 Zoning: Residential  
 Taxes: Not Yet Assessed  
 HOA Fees: Road Maintenance Not Yet Assessed  
 Irrigation Ditches: No  
 Mineral/Water Rights: Water Rights Included  
 Water/Sewer: District Water, Septic  
 Utilities: REA Electric, Qwest Phone to Lot Line  
 1,000 Gallon Buried Propane Tank  
 Horse Property: Zoning Appropriate for Two Horses  
 Common Amenities: Common Recreation/Park Area  
 Cooling: Central Air  
 Heating: Forced Air  
 Construction: Stucco, Stone and Cedar  
 Roof: 50 Year Laminate Shingle Roofing

Main Level: 2523 Sq. Ft.  
 Lower Level: 1942 Sq. Ft. Finished  
 Lot Size: 2.3 Acres  
 Basement: Walkout  
 Year Built: 2008  
 Garage: 3+  
 Master Bedroom: 16' 8" x 16' 6"  
 Bedroom 2: 13' 0" x 13' 0"  
 Bedroom 3: 14' 3" x 12' 1"  
 Kitchen: 16' 3" x 14' 1"  
 Office/Formal Dining: 12' 11" x 12' 3"  
 Dining Room: 13' 4" x 11' 4"  
 Great Room: 20' 8" x 19' 9"  
 Outdoor Features: 2 Flagstone Patios, 1 Covered Porch, RV/Boat Parking, Oversized Garage  
 Basement Features: Media Room, Home Gym, Wet Bar, Vault Room  
 Other Inclusions: Knotty Alder Cabinets and Trim, Hickory Floors, Granite Countertops, Two Gas Log Fireplaces

**Financing Packages: Buyers Don't Miss Out!**

Special financing and incentives offered through Wells Fargo Home Mortgage.  
**Contact Dake Carroll**  
 Phone: 970.223.1856 or Cell: 970.214.2602  
 Dake.Carroll@WellsFargo.com  
 www.WellsFargo.com

