



SPECIAL FEATURES

3311 West Vine Drive | Fort Collins, Colorado



PREPARED BY
CAROLINA WESTERS
RE/MAX Advanced

❖ Home Details

- Antique front door
- Soaring ceilings
- Extra deep coat closet
- Tasteful reclaimed doors throughout home
- Concealed space under stairs behind moving bookshelf
- Food pantry between kitchen and laundry
- Utility sink in laundry
- An abundance of deep storage above laundry area
- 5-piece luxury bath with soaking tub
- Gorgeous custom tile in bathroom
- Natural gas fireplace with vents to the outside
- Reclaimed monastery post at bottom of stairs
- Custom artisan steel stair and balcony rails
- Loft master with pine floors and plenty of storage
- Home stays cool in summer and warm in winter

❖ Mechanical and Structural Components

- Separate mechanical shed with hot water tank, boiler and pump
- 40-year hail resistant roof was installed in 2013
 - attractive 12/12 pitch
 - roof insulation R-36
 - 1' on joist
- New water heater (2013)
- In-floor heating on lower and upper levels (2013)
- Ductless mini-split A/C unit cools the entire home (2018)
- Original home walls were enclosed creating 9" stucco walls
 - Interior walls: gypsum concrete stucco
 - Exterior walls: from the wood– high density foams, OSB sheathing, 1" concrete stucco, finished off with elastomeric coating with paint in the finish
 - never needs painting
 - 30-year warranty
- 12" concrete main floor
 - heated floor with gas heat lines
 - 6" concrete pad below and 6" concrete over heat lines
- 20' x 20' garage pad is installed with option for upper loft
- Designed to easily add a future addition to the south of laundry for kitchen extension and master suite
 - extra heat zone is plumbed
 - sewer and water caps are installed
- Upscale Sierra Pacific exterior metal-clad wood windows and doors with 3-pin locks
- Registered well, ready to operate
- Engineer for this custom build is Geoffrey Robinson

❖ Exterior and Location

- Virtual wildlife sanctuary
 - creek pathway is a favorite for deer all year long
 - home to a pair of owls for the past 4 years
- Unincorporated (not in city limits)
- Circular driveway
- 2 raised garden beds
- Front yard is prepped for patio or addition
- Flagstone patio
- Stucco patio wall
- Separate gazebo-style deck
- French drain around the home
- Thompson Valley ditch runs behind the property
 - ditch runs from approximately end of April through end of September
 - creek runs through the property
- Driveway easement with neighbors to the south (flag lot)
- Poudre Fire County property to the west
- Bridge belongs on neighbor's property
- Property boundaries
 - East – to fence
 - South – to center of ditch
 - West – 2' east of large tree (pin by creek path)
 - North – to road

❖ Inclusions

- Refrigerator
- Electric range/stove
- Microwave
- Dishwasher
- Clothes washer & dryer
- Stair runner rugs with bar rails
- Custom Dual-Action Levelor Blinds
- Garden shed
- Rain barrel
- Mechanical shed

❖ Exclusions

- Armored knight
- Curtains on gazebo deck
- 3/5 large architectural stones on property

❖ Utilities

- Sewer & Water – City of Fort Collins
- Gas – Xcel

❖ Schools

- Irish Elementary School
- Lincoln Middle School
- Poudre High School