



Elementary: Eagle Crest
Middle/Jr.: Altona
High School: Silver Creek
School District: St Vrain Dist Re 1j

Lot SqFt: 5,648 **Approx. Acres:** 0.13
Elec: City **Water:** City of Longmont
Gas: XCEL **Taxes:** \$2,173/2016
PIN: **Zoning:** RES
Waterfront: No **Water Meter Inst:** Yes
Water Rights: No **Well Permit #:**
1st HOA: Renaissance 303-530-0700
Fee: \$102/Q **Xfer:** Yes **Rsrv:** Yes **Cov:** Yes

Bedrooms: 4 **Baths:** 3 **Rough Ins:** 1

Baths	Bsmt	Lwr	Main	Upr	Addl	Total
Full	0	0	1	1	0	2
3/4	0	0	0	0	0	0
1/2	0	0	1	0	0	1

All Bedrooms Conform: Yes

Rooms	Level	Length	Width	Floor
Master Bd	M	14	14	Wood
Bedroom 2	U	12	12	Carpet
Bedroom 3	U	12	11	Carpet
Bedroom 4	U	9	13	Carpet
Bedroom 5	-	-	-	-
Bedroom 6	-	-	-	-
Dining room	M	11	12	Wood
Family room	M	14	15	Carpet
Great room	-	-	-	-
Kitchen	M	9	10	Wood
Laundry	M	8	6	Wood
Living room	-	-	-	-
Rec room	U	11	14	Carpet
Study/Office	-	-	-	-

IRES MLS # : 820367 **PRICE:** \$579,900
 1710 Sicily Dr, Longmont 80503
RESIDENTIAL-DETACHED **ACTIVE**
Locale: Longmont **County:** Boulder
Area/SubArea: 4/1
Subdivision: Renaissance
Legal: LOT 11 BLK 8 RENAISSANCE FLG 2

Total SqFt All Lvl: 4282 **Basement SqFt:** 1447
Total Finished SqFt: 4282 **Lower Level SqFt:**
Finished SqFt w/o Bsmt: 2415 **Main Level SqFt:** 1447
Upper Level SqFt: 1388 **Addl Upper Lvl:**
Garage Spaces: 2 **Garage Type:** Attached
Garage SqFt: 420
Built: 2002 **SqFt Source:** Assessor records
New Const: No
Builder: Pulte **Model:** Puccini
New Const Notes:

Listing Comments: Coveted neighborhood close to park and schools. Large open rooms on Main with wood flooring, bright and light with high ceilings. Spacious Main floor Master Ste, Formal Dining and lg. Eat-in Kitchen, 3 bedrooms up with lg. loft upstairs. Unfinished basement for future growth. MB bath has 5 pc. Master Suite bath with new counters/flooring. Beautiful landscaping with large patio. Close to Boulder and the Diagonal highway. A must see!

Driving Directions: Airport, west on clover basin, left on Bella Vista Way, Left on Bella Vista Dr. Right on Sicily

Property Features

Style: 2 Story **Construction:** Wood/Frame, Brick/Brick Veneer **Roof:** Composition Roof **Common Amenities:** Play Area, Common Recreation/Park Area **Association Fee Includes:** Common Amenities, Management **Type:** Contemporary/Modern **Outdoor Features:** Lawn Sprinkler System, Patio **Location Description:** Level Lot **Fences:** Enclosed Fenced Area **Lot Improvements:** Street Paved, Curbs, Gutters, Sidewalks, Street Light **Road Access:** City Street
Road Surface At Property Line: Blacktop Road **Basement/Foundation:** Full Basement, Unfinished Basement **Heating:** Forced Air **Cooling:** Central Air Conditioning **Inclusions:** Window Coverings, Gas Range/Oven, Dishwasher, Refrigerator, Clothes Washer, Clothes Dryer, Microwave, Disposal **Design Features:** Eat-in Kitchen, Separate Dining Room, Open Floor Plan, Pantry, Walk-in Closet, Loft, Washer/Dryer Hookups, Wood Floors **Master Bedroom/Bath:** Luxury Features Master Bath **Fireplaces:** Gas Fireplace **Disabled Accessibility:** Main Level Bedroom, Main Level Laundry **Utilities:** Natural Gas, Electric, Cable TV Available **Water/Sewer:** City Water, City Sewer **Ownership:** Private Owner **Possession:** 1-3 Days after Closing **Property Disclosures:** Seller's Property Disclosure
Flood Plain: Minimal Risk **Possible Usage:** Single Family
New Financing/Lending: Cash, Conventional, FHA, VA

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