



Elementary: Ivy Stockwell
Elementary2: Berthoud
Middle/Jr.: Turner
High School: Berthoud
School District: Thompson R2-j
Lot SqFt: 106,156 **Approx. Acres:** 2.44
Elec: PVREA **Water:** Little Thompson
Gas: XCEL **Taxes:** \$3,351/2015
PIN: R1362160 **Zoning:** FA-1 SFR
Waterfront: No **Water Meter Inst:** Yes
Water Rights: No **Well Permit #:**
1st HOA:
Fee: No Cov: Yes

Bedrooms: 4	Baths: 4	Rough Ins: 0				
Baths	Bsmt	Lwr	Main	Upr	Add	Total
Full	1	0	1	1	0	3
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	23	Wood
Bedroom 2	B	12	20	Carpet
Bedroom 3	U	11	13	Carpet
Bedroom 4	U	11	16	Carpet
Bedroom 5	-	-	-	Carpet
Bedroom 6	-	-	-	-
Dining room	M	12	17	Wood
Family room	B	15	20	Carpet
Great room	-	-	-	-
Kitchen	M	21	17	Tile
Laundry	M	12	11	Tile
Living room	M	23	24	Wood
Rec room	-	-	-	Carpet
Study/Office	B	23	11	Carpet

IRES MLS # : 811553 **PRICE:** \$695,000
 1522 Diamond Wall Dr, Berthoud 80513
RESIDENTIAL-DETACHED **ACTIVE**
Locale: Berthoud **County:** Larimer
Area/SubArea: 8/22
Subdivision: Cathy's Pond
Legal: Lot 2, Cathy's Pond SUB

Total SqFt All Lvl: 4544 **Basement SqFt:** 1783
Total Finished SqFt: 4344 **Lower Level SqFt:**
Finished SqFt w/o Bsmt: 2903 **Main Level SqFt:** 2098
Upper Level SqFt: 805 **Add Upper Lvl:**
Garage Spaces: 3 **Garage Type:** Attached
Garage SqFt: 780
Built: 1994 **SqFt Source:** Assessor records
New Const: No
Builder: **Model:**
New Const Notes:

Listing Comments: Rare 4 bed, 4 bath country manor set located in Cathy's Pond Sub with panoramic mtn.views & breathtaking Eastern plain sunrises on 2.5 ac. Main floor master,hickory floors, Corian/Soapstone counters,cherry and maple cabinets,heated floors in kitchen and Mast-Bath, Anderson windows/doors to bring in those amazing views. Wrap around deck, walk out basement, large pond, prof. landscaping, bsmt workshop, 3 car garage/workshop/attached shed w lots of storage.Abundant amenities..check Website.

Driving Directions: US 287 to C Road 4 north of Longmont and south of Berthoud. Turn west and travel one mile west and turn right on Diamond Wall Drive (Cathy's Pond Subdivision)

Property Features

Style: 1 1/2 Story **Construction:** Wood/Frame **Roof:** Composition Roof
Type: Contemporary/Modern **Outdoor Features:** Lawn Sprinkler System, Patio, Deck, Enclosed Porch, Oversized Garage **Location Description:** Cul-De-Sac, Wooded Lot, Evergreen Trees, Deciduous Trees, Native Grass, Sloping Lot, Abuts Ditch, House/Lot Faces W **Fences:** Partially Fenced **Views:** Back Range/Snow Capped, Foothills View, Plains View, City View **Road Surface At Property Line:** Dirt Road **Basement/Foundation:** Full Basement, 90%+ Finished Basement **Heating:** Hot Water **Cooling:** Central Air Conditioning, Ceiling Fan, Attic Fan **Inclusions:** Window Coverings, Gas Range/Oven, Self-Cleaning Oven, Dishwasher, Refrigerator, Microwave, Garage Door Opener, Disposal, Smoke Alarm(s) **Energy Features:** Sun Space, Double Pane Windows **Design Features:** Eat-in Kitchen, Separate Dining Room, Cathedral/Vaulted Ceilings, Workshop, Pantry, Wood Windows, Walk-in Closet, Wet Bar, Wood Floors, Kitchen Island **Master Bedroom/Bath:** Full Master Bath, Luxury Features Master Bath **Fireplaces:** Gas Fireplace, Gas Logs Included **Disabled Accessibility:** Main Floor Bath , Main Level Bedroom , Main Level Laundry **Utilities:** Natural Gas, Electric, Satellite Avail, High Speed Avail **Water/Sewer:** District Water, Septic **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, VA

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