




IRES MLS # : 793922 **PRICE:** \$559,900
 8695 Triple Crown Dr, Frederick 80504
RESIDENTIAL-DETACHED **ACTIVE**
Locale: Frederick **County:** Weld
Area/SubArea: 10/31
Subdivision: Moore Farm
Legal: FRE MF L9 BLK 13 Moore Farm

Total SqFt All Lvl: 4200 **Basement SqFt:** 2100
Total Finished SqFt: 3400 **Lower Level SqFt:**
Finished SqFt w/o Bsmt: 2100 **Main Level SqFt:** 2100
Upper Level SqFt: **Addl Upper Lvl:**
Garage Spaces: 3 **Garage Type:** Attached
Garage SqFt: 813
Built: 2015 **SqFt Source:** Building Plans
New Const: Yes, Completed
Builder: **Model:**
New Const Notes:

Listing Comments: Custom Upgraded Ranch backing to open Space/trails with spectacular views of mountains/plains & Malavec lake. Open ranch floor plan with hickory hardwood flooring & tile. Gourmet kitchen, granite counters, stainless steel appliances, vaulted ceilings, covered deck with Trex decking. Walk out basement has large patio. Upgrades include stone exterior with rounded stone columns in back. Stucco exterior finish. Jacuzzi tub in large MB with large shower. Lots of upgrades. Men will love the garage.

Driving Directions: From Colorado Blvd (CR 13) and 119 go south on Colorado Blvd to CR 20, go west past golf course to Shetland Drive, south to Triple Crown Dr. west to property.

Property Features

Style: 1 Story/Ranch **Construction:** Wood/Frame, Stone, Stucco **Roof:** Composition Roof **Common Amenities:** Pool **Association Fee Includes:** Management **Type:** Contemporary/Modern **Outdoor Features:** Lawn Sprinkler System, Balcony, Patio, Oversized Garage
Location Description: Rolling Lot **Views:** Plains View **Lot Improvements:** Street Paved, Curbs, Sidewalks **Road Access:** City Street
Basement/Foundation: 50%+Finished Basement **Heating:** Forced Air **Cooling:** Central Air Conditioning **Inclusions:** Window Coverings, Gas Range/Oven, Refrigerator, Microwave, Trash Compactor, Disposal
Design Features: Eat-in Kitchen, Cathedral/Vaulted Ceilings, Open Floor Plan, Pantry, Fire Sprinklers, Washer/Dryer Hookups, Wood Floors, Kitchen Island **Master Bedroom/Bath:** Luxury Features Master Bath **Fireplaces:** Gas Fireplace **Utilities:** Natural Gas, Electric **Water/Sewer:** City Water, City Sewer **Ownership:** Private Owner **Possession:** Delivery of Deed
Property Disclosures: Seller's Property Disclosure **Flood Plain:** Minimal Risk **Possible Usage:** Single Family **New Financing/Lending:** Cash, Conventional **Exclusions** - Shelving in Office, Unattached shelving in the garage

Elementary: Prairie Ridge
Middle/Jr.: Coal Ridge
High School: Frederick
School District: St Vrain Dist Re 1j

Lot SqFt: 9,759 **Approx. Acres:** 0.22
Elec: Xcel **Water:** City of Frederick
Gas: Source Gas **Taxes:** \$2,031/2015
PIN: **Zoning:** RES
Waterfront: No **Water Meter Inst:** Yes
Water Rights: No **Well Permit #:**
1st HOA: Moore Farm Msi 970-663-9685
Fee: \$475/A Xfer: No Rsrv: No Cov: Yes

Bedrooms: 4 **Baths:** 3 **Rough Ins:** 0

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

All Bedrooms Conform: Yes

| Rooms | Level | Length | Width | Floor |
|--------------|-------|--------|-------|--------|
| Master Bd | M | 16 | 15 | Carpet |
| Bedroom 2 | M | 12 | 14 | Carpet |
| Bedroom 3 | B | 13 | 13 | Carpet |
| Bedroom 4 | B | 11 | 11 | Carpet |
| Bedroom 5 | - | - | - | - |
| Bedroom 6 | - | - | - | - |
| Dining room | M | 11 | 13 | Wood |
| Family room | - | - | - | - |
| Great room | M | 23 | 11 | Wood |
| Kitchen | M | 14 | 14 | Wood |
| Laundry | - | - | - | - |
| Living room | - | - | - | - |
| Rec room | B | 20 | 28 | Carpet |
| Study/Office | M | 12 | 10 | Wood |

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