

1208 Woods Landing Dr.

Fort Collins, CO 80525



Front exterior

Listing Information:

- Type: Single-family
- Style: 2-story
- Property Status: Available
- County: Larimer
- Bedrooms: 4
- Bathrooms: 4
- Year Built: 2011
- Garage Spaces: 3/4
- Lot size: 23,433
- Fireplace: 1

Energy, eco-friendly features:

- Cat 5 pre-wired
- Low "E" double-paned vinyl windows
- 93 percent energy-efficient furnaces
- Central air-conditioning systems
- Fast recovery 50 gallon hot water heater
- Fiberglass insulated exterior and garage doors
- Attic fan
- Energy-efficient appliances
- Home is energy-rated and certified

Beautiful and eco-friendly Fossil Lake Ranch 4-bed home

Property Remarks:

Stonybrook's beautiful and eco-friendly Kingston plan includes 4 bed, 4 baths, 3/4-car garage, and main floor office and formal parlor. Features include hardwood floors in entry, kitchen, nook and family room, granite slab kitchen counter tops, stainless steel energy-efficient appliances, two energy-efficient air-conditioners and furnaces, and low "E" vinyl windows. Front and back yard landscaping now completed. Every Stonybrook Home is Energy Star rated.



Stairwell and vaulted ceiling in open foyer



Open floor plan with kitchen island



Log fireplace in family room



Master suite double sink vanity



Gourmet eat-in kitchen

Design Features Include:

- Hickory wood floors
- Designer tile and Listello backsplashes in all baths
- Granite slab kitchen counter tops
- Stainless steel appliances
- Solid two-paneled doors throughout
- Select Alder & painted cabinets throughout
- 42-inch upper kitchen cabinets
- 36-inch tall bath cabinets throughout
- Painted 6-inch baseboards
- Oil-rubbed bronze faucet fixtures in all baths
- Master soaking bath tub
- Designer lighting fixtures throughout
- Ceiling fan in master bed
- Gas log re-circulating fireplace in family room
- Deco steel-spindled staircase
- Exposed wood stair edging
- Stainless steel kitchen sinks
- China sinks in all baths
- Textured walls and ceilings



Master suite soaking tub



View of kitchen island



Deco steel-spindled staircase and hardwood floors throughout entry

Room Dimensions:

Living Room	11x12
Kitchen	13x16
Dining Room	13x12
Study	13x12
Master Bdrm	16x17
Bedroom 2	13x10
Bedroom 3	13x11
Bedroom 4	11x11
Laundry	10x12
Family Room	23x17
Garages	993 sq. ft.

Square Footage Info.

- Basement sq. ft: 1,673
- Finished sq. ft: 2,909
- Total sq. ft: 4,582
- Main floor sq. ft: 1,658
- Upper sq. ft: 1,251
- Finished sq. ft. including basement: 2,909

Property Features:

Interior Features: Cathedral/vaulted ceilings, eat-in kitchen, open floor plan, pantry cabinet, separate dining room, painted trim, walk-in closets, laundry room with hookups, laundry tub, folding area, cubbies, closets and upper cabinets, wood floors, wood windows, granite kitchen island and counter tops.

Exterior Features: Oversized garage door, patio

Amenities: Dishwasher, gas cook top with vented range hood and separate oven, master soaking bath tub, built-in microwave.

Garage: 3/4 car garage, one garage door opener included

Heating Type: 2 gas-forced air furnaces

Cooling Type: Ceiling fan in master bedroom, 2 central air conditioning

Fireplace Desc: Re-circulating gas fireplace in family room