

1028 Montview Rd
Fort Collins, CO 80521

PRICE: \$515,000

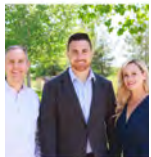
Welcome to your Fort Collins retreat—a beautifully remodeled 3-bedroom, 1-bathroom home just blocks from CSU and everything this vibrant city has to offer. Tucked in on a quiet street but just steps from the campus bus line, this home offers the perfect balance of connection and comfort. Walk to shopping, restaurants, a local brewery, and enjoy all the charm of Old Town just minutes away. Step inside and fall in love with the open, sunlit living room, where a large picture window frames the beautifully landscaped front yard. The kitchen is fully updated with quartz counter tops, brand-new stainless steel appliances, and stylish finishes that blend modern functionality with timeless appeal.

Homecoming Investment Tour



MORTGAGE SCENARIO

Loan Type	Investment 30% Down	2nd Home 10% Down	FHA Co-Sign w/ Kid 3.5% Down
Occupancy Type	Investment Property	Second Home	Primary Residence
Loan Term	30 Year Fixed	30 Year Fixed	30 Year Fixed
Purchase Price	\$515,000	\$515,000	\$515,000
Down Payment	\$128,750	\$51,500	\$18,025
Cash to Close	\$140,713	\$64,235	\$31,182
CSU Homecoming Tour Discount	\$1,000	\$1,000	\$1,000
Interest Rate	6.375%	7.875%	5.625%
Annual Percentage Rate (APR)	6.575%	8.236%	6.512%
Estimated Monthly Payment*	\$2,891	\$3,923	\$3,619



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