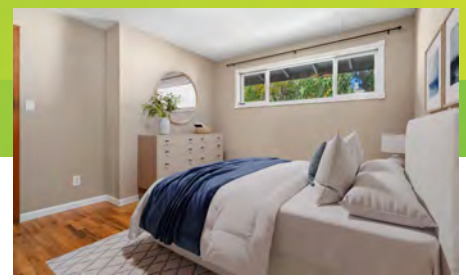
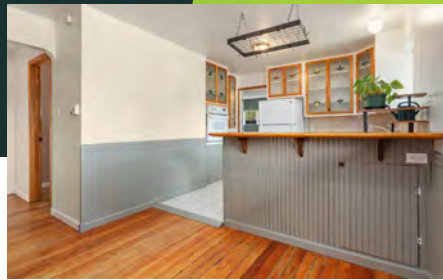


1308 W Prospect Rd  
Fort Collins, CO 80526

**PRICE: \$520,000**

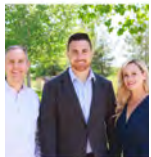
Discover charm and convenience in this beautifully maintained 3-bed, 2-bath home just blocks from CSU with easy bus access and the perfect bike ride to Old Town. Inside, you'll find thoughtful updates throughout, highlighted by a luxurious, fully renovated bathroom featuring a soaking tub for true relaxation. The home offers bright, inviting living spaces that reflect pride of ownership and care. Step outside to a spacious fenced backyard, ideal for gatherings, pets, or play. Garden enthusiasts will appreciate the raised beds, while an additional storage structure provides room for tools and gear.

## 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	\$520,000	\$520,000	\$520,000
Down Payment	\$130,000	\$52,000	\$18,200
Cash to Close	\$142,000	\$64,780	\$31,406
CSU Homecoming Tour Discount	\$1,000	\$1,000	\$1,000
Interest Rate	6.375%	7.875%	5.625%
Annual Percentage Rate (APR)	6.574%	8.235%	6.511%
<b>Estimated Monthly Payment*</b>	<b>\$2,959</b>	<b>\$4,001</b>	<b>\$3,694</b>



### The Storteboom Team

SVP Area Manager, NMLS 265556

Office: 970-818-3020

storteboomteam@fairwaymc.com

www.StorteboomTeam.com

5285 McWhinney Blvd, Suite 195, Loveland, CO 80538



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