



THE  
**GROUP**  
INC.  
*Real Estate*



**2702 BLUEWATER ROAD | BERTHOUD, CO | \$1,700,000**



**Our custom Avanti is a stunning  
ranch style home.**

*Welcome to Heron Lakes!*

*The entry of this stunning home boasts an enclosed courtyard featuring seating around it's private firepit which captures the views of the magnificent Northern Colorado Front Range. Custom ceiling beams throughout. The gourmet kitchen and oversized master bedroom and bathrom are pure luxury. Covered back patio with built-in fire pit and outdoor kitchen with BBQ. Basement has 10 foot ceilings and golf simulator room (simulator not included)! Wine cellar and bar for entertaining. This expansive five bedroom home has large walk-in closets and en-suites for every bedroom.*

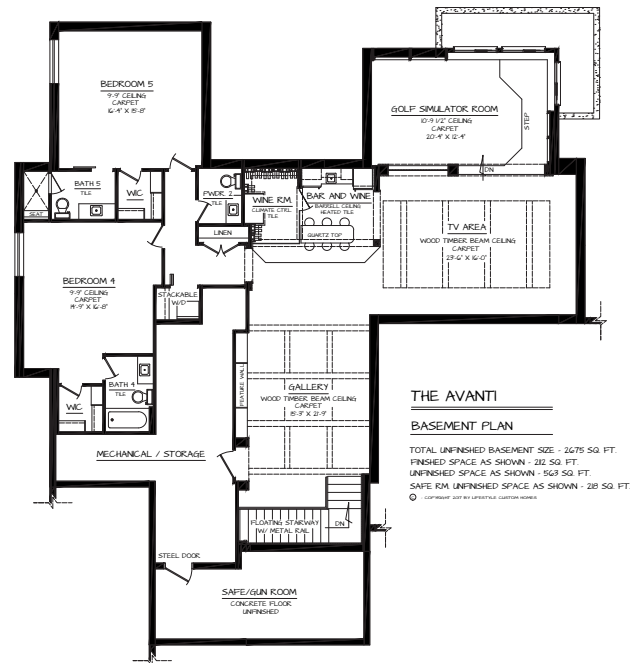
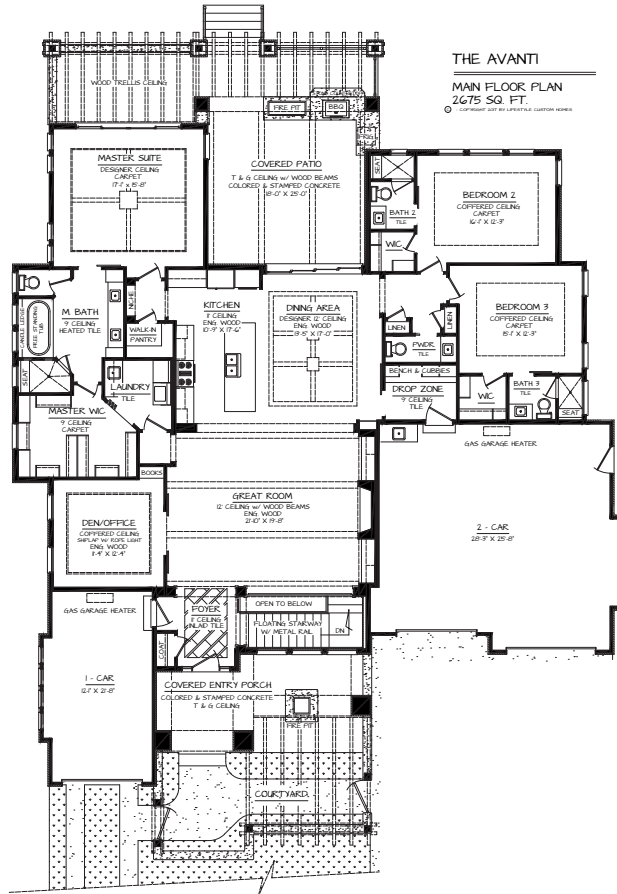
*Buyers still have time to customize home. Estimated completion December, 2018.*

General Information:  
 MLS ..... 858957  
 Approximate Acres ..... 0.24  
 Lot Size ..... 10,400  
 Water ..... Town of Berthoud  
 Electricity ..... Poudre Valley REA  
 Gas ..... Xcel Energy  
 HOA ..... \$5,000/Annual  
 Taxes/Yr ..... \$TBD/2017  
 Bedrooms ..... 5  
 Bathrooms ..... 7  
 Total Square Feet ..... 5,350

Finished ..... 4,787  
 Main Level ..... 2,675  
 Basement Level ..... 2,675  
 Garage ..... 3-Car Attached  
 Year Built ..... 2018  
 Subdivision ..... Heron Lakes  
 ..... TPD Golf Course  
 Style ..... Ranch  
 Construction ..... Wood/Frame  
 Floors ..... Carpet, Wood, Tile  
 Heating ..... Forced Air, Humidifier  
 Cooling ..... Central Air, Ceiling Fan

Inclusions:  
 Dishwasher, refrigerator, microwave, bar  
 refrigerator, security system, gas bbq

Schools:  
 Elementary ..... Berthoud  
 Elementary 2 ..... New Vision Charter  
 Middle/Jr ..... Walt Clark  
 High School ..... Thompson Valley  
 School District ..... Thompson R2J



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Information herein deemed reliable but not guaranteed. Distance and measurements are approximate and subject to correction. 8-15-18. See all of my listings at www.melissadoherty.net

