



11940 WCR 76, Windsor

## Fantastic Horse Property on over 77 Acres!!

Rare opportunity to own a large acreage in a prime location near to Windsor and Fort Collins. Ranch style home with full finished walkout basement. Beautiful landscaping and large wraparound deck overlooking waterfall/pond. Great for entertaining with large family room and wet bar in basement. 2,568 sq. ft. three stall barn with plenty of room for hay storage. Separate 2,400 sq. ft. out-building for all of your toys! 2 shares of Smith Lateral Ditch Company.

(running rights only)

**F & M**  
REAL ESTATE co.

**Michael McCrery**  
970-214-7612

MichaelMcCrery@Colorado-Land.com





Offered at ~~\$995,000~~  
**\$850,000**



**General Information:**

Style: 1 story ranch  
 Const: Wood/Frame, Brick, Brick Veneer  
 Roof: Wood shake/Shingle  
 Bed: 6  
 Bath: 3  
 Garage: 2 Car Attached  
 Sq. Ft.: 3607 Total  
 Main: 1839 sq. ft.  
 Basement: 1768 sq. ft.  
 Year Built: 1991  
 Lot size: 77 acres  
 Heat: Forced air, humidifier  
 Cooling: Central air  
 Taxes: \$3,043.42/2012  
 Zoning: A  
 HOA: None

**Utilities:**

Water: North Weld  
 Electric: REA  
 Gas: Propane

**Room Sizes:**

Master: 16 X 11  
 2nd bedroom: 14 X 11  
 3rd bedroom: 11 X 11  
 4th bedroom: 16 X 10  
 5th bedroom: 15 X 11  
 Dining Room: 13 X 11  
 Family Room: 17 X 21  
 Kitchen: 12 X 11  
 Laundry Room: 12 X 6  
 Living Room: 17 X 13

**Schools:**

Range View Elementary  
 Severance Middle School  
 Windsor High School

