

# FOR SALE

11940 WCR 76, WINDSOR



COME TOUR THIS IMMACULATE HOME EQUIPPED WITH ALL THE AMENITIES!! STUNNING MTN VIEWS, FINISHED BASEMENT, AND PLENTY OF ROOM FOR ALL THE TOYS!!



**F & M**  
REAL ESTATE CO.

**MICHAEL MCCRERY**  
F & M Real Estate Co.  
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# 11940 WCR 76, Windsor, CO

## Offered at \$995,000



*Fantastic mountain views! Great opportunity to own a large acreage near the Town of Severance. Ranch style home with full finished walk-out basement. Beautiful landscaping and large wraparound deck overlooking waterfall/pond. Great for entertaining with large family room and wet bar in basement. Horse property includes 2,568 sq. ft. barn with plenty of room for hay storage. Separate 2,400 sq. ft. out building for all your toys! Includes 2 shares of Smith Lateral Ditch Company.  
(Running rights only)*

### Schools:

Range View Elementary  
Severance Middle School  
Windsor High School

*Call today for your private showing!*

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Michael McCrery  
970-214-7612

### 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: \$2932.93/2009  
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