

7597 N 67th St, Longmont, Colorado, United States



Category: for sale

Price: \$1,575,000.00

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## Basic Facts

MLS#: 863268

Bedrooms: 4

Taxes: 7593 in 2017

Acreage: 34.92

Bathrooms:

Electricity:

Total sq ft: 2,342

Garage spaces: 2

Gas: Xcel

Finished sq ft: 2,342

Built In: 1999

Water: Left Hand Water

Basement sq ft: 0

Zoning:

Water Rights: Yes - See description

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## Description:

Stunning property that has it all, including privacy and Lefthand Creek running through, sustaining mature riparian tree growth. Level farmland and 30 shares of Lefthand Ditch. 1900 sq ft workshop and numerous outbuildings including an 8400 sq ft indoor arena with stables. Legal, 3-bed, 2-bath manufactured home produces consistent rental income. Minutes from Boulder and Longmont with views. Arena suffered a fire in June but is repairable. Newer appliances and upper level carpet.

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## Neighbourhood:

School District:: St Vrain Dist Re 1j

High School: Silver Creek

Middle School: Altona

Elementary School: Blue Mountain

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## Features:

### Features:

- Wooded lot
- Wire fence
- Unincorporated Horse Property: Horse(s)

### Allowed

- Storage Buildings
- Sprinkler system
- RV/Boat Parking
- Patio
- Partially fenced
- Oversized Garage
- Outbuildings
- level lot
- Deciduous trees
- Corrals
- Barn with 3+ stalls
- Arena
- Abuts stream / creek / river

### Inclusions:

- Window Coverings
- Washer/Dryer
- Smoke Alarms
- Refrigerator
- Electric Range
- dishwasher

### Inclusions:

- Swamp Cooler Attached to Garage