

1550 Christina Ct.
1550 Christina Ct.
Timnath, CO 80547

\$495,000
0.570± Acres
Larimer County



**1550 Christina Ct.
Timnath, CO / Larimer County**

SUMMARY

Address

1550 Christina Ct.

City, State Zip

Timnath, CO 80547

County

Larimer County

Type

Lakefront, Undeveloped Land

Latitude / Longitude

40.566659 / -104.966321

Taxes (Annually)

15

Acreage

0.570

Price

\$495,000

Property Website

<https://www.landleader.com/property/1550-christina-ct-larimer-colorado/47000/>



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PROPERTY DESCRIPTION

Build your dream home just minutes away from Old Town Fort Collins! Enjoy living in rural Timnath, while still being 10 minutes away from all that Fort Collins has to offer. The property is located down the road from the new Timnath Middle High School and sports complex. The Kitchel Lake community will have a clubhouse, pool, and dock for recreational access to the 50+ acre Kitchel Reservoir. The property is served by the metro district's non-potable water system. The water tap fee listed includes ELCO's tap fee as well as the district's tap fee. There isn't an HOA. There is a \$1200 a year metro district fee.

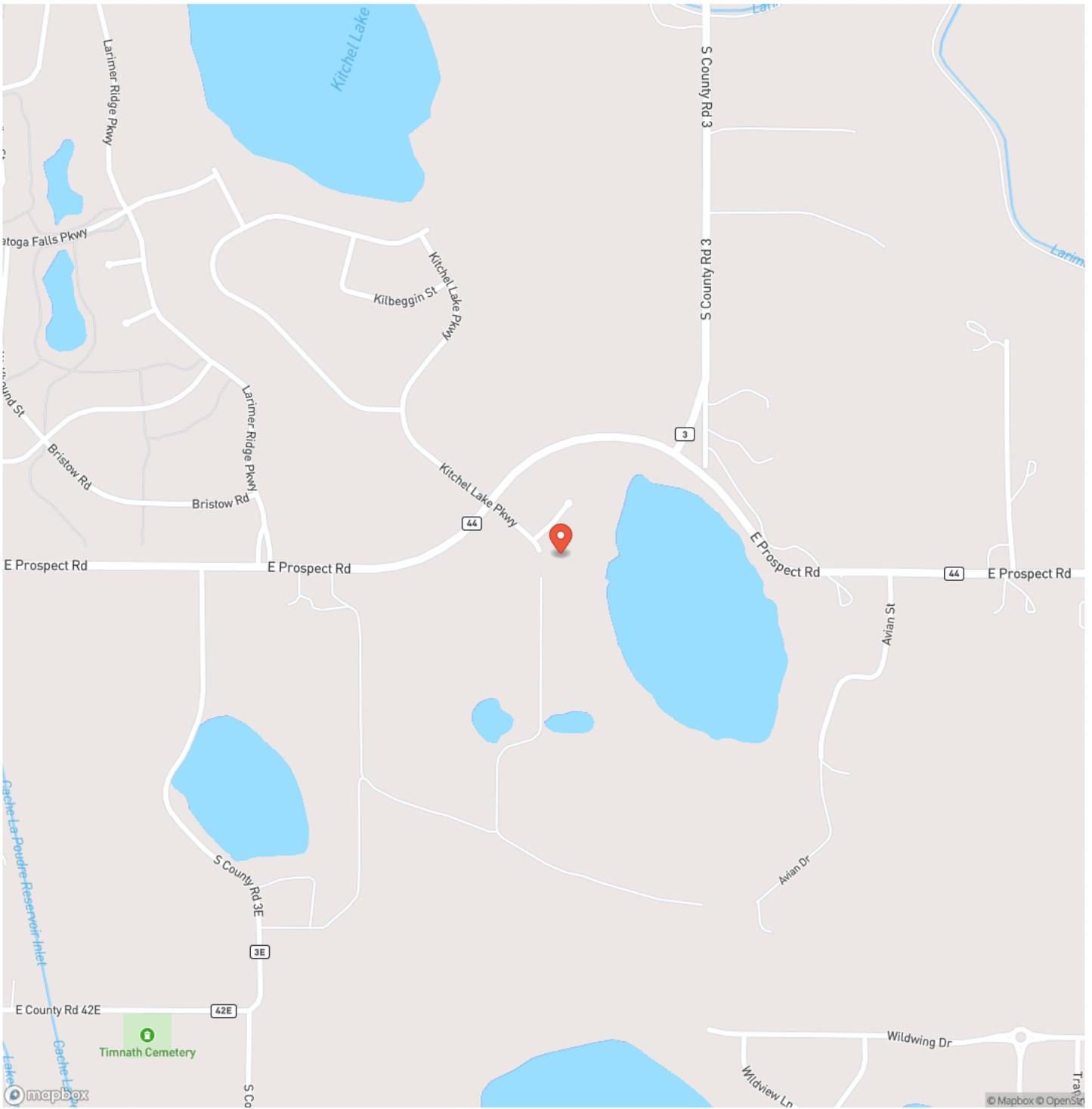


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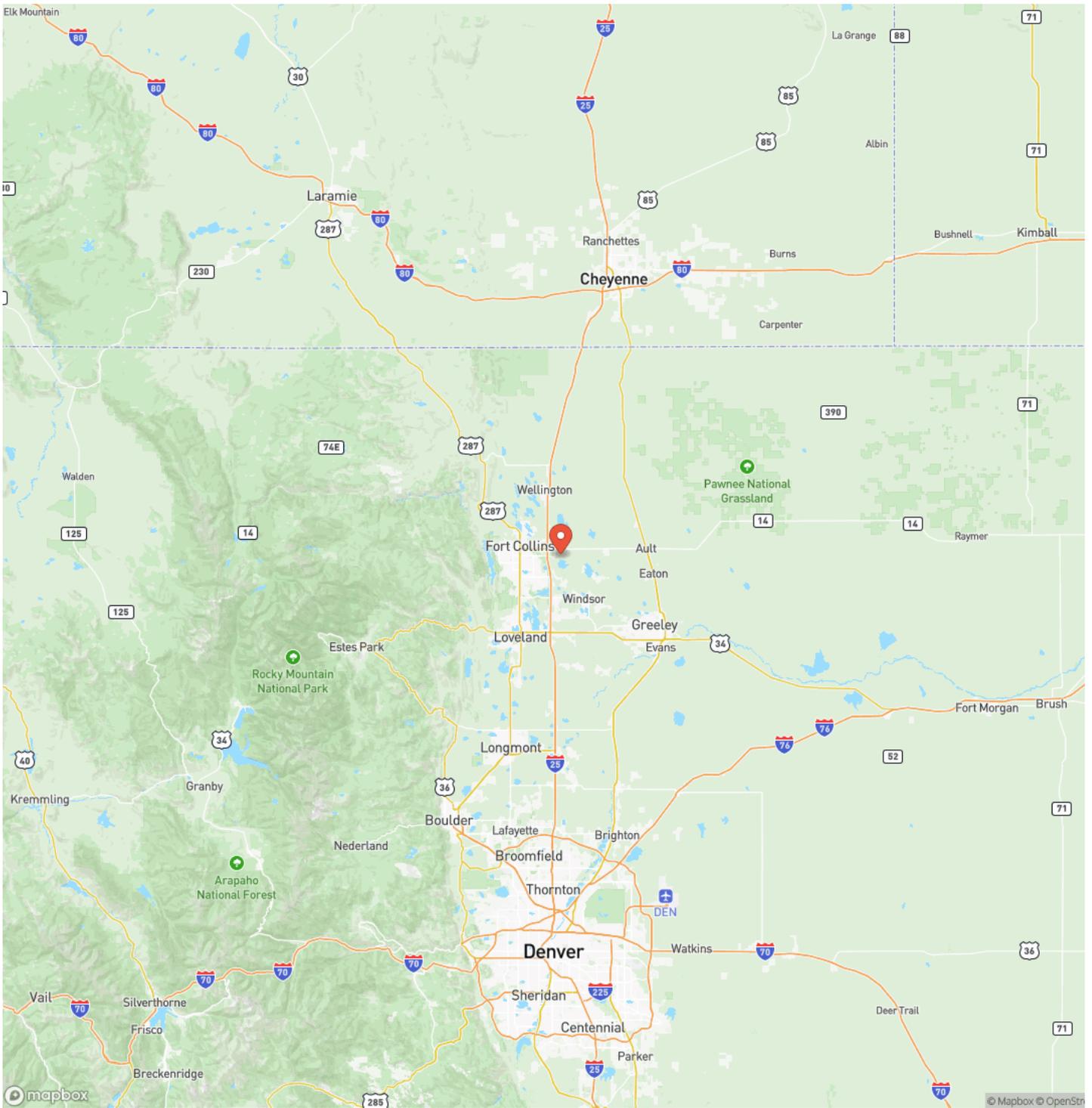
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Locator Map



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Locator Map



1550 Christina Ct.
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Satellite Map



DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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