1505 W. Prospect Rd.

FORT COLLINS

This charming, luxurious, gated estate is just a short walk to Colorado State University’s new Canvas Stadium! The historic, renovated main home and bonus quarters (a completely refinished barn house) rest on almost an acre. Enjoy the three patios, professional landscaping, iron gates, brick/stucco privacy wall, custom brick/wood work, high-end finishes and cabinetry, spa-like baths, and so much more. Live and work here with unique/desirable MMN zoning, which allows for B&B, short-term rentals, and a variety of other uses. See the most unique and custom property in Ft. Collins!

GENERAL INFORMATION

Style: Main Home and Barn Quarters

Two-Story Detached Buildings

Zoning: MMN – please see supplements for potential additional usage

Bedrooms: Five Construction: Main Home: Brick/Masonry

Baths: Four Barn Quarters: Wood Frame

Finished Sq Ft: 2,722 Total Sq Ft Heating: Gas/Forced Air

Year Built: 1879 Cooling: Central Air Conditioning and Ceiling Fans

Parking: Garage and spacious drive

SPECIAL FEATURES: MAIN HOUSE

- Renovated main home kitchen features patina copper sink, antique replica gas range/stove, extensive hand-laid brick and custom built-in shelves

- Master spa oasis features coffee bar, granite counters, oversized soaking tub, double-head shower w/frameless glass, brick and pebble stone finishes

- Main home has 1.5-year-old high-efficiency furnace and tankless hot water heater, new air conditioning

- Main home has new foam wall insulation in upper level and attic insulation

- New sewer line was recently added from main home and barn to city sewer - disposed of previous leach field

- Brick and stucco privacy wall at the property entrance opens to wrought iron gates which slide on railroad tracks

- Three different patios to enjoy, including one with new pergola and roof, as a living/entertaining extension of barn

SPECIAL FEATURES: BARN QUARTERS

- Renovated barn house is an entertainer’s dream! Open concept living is spacious enough for recreation, living, and dining, complete with vaulted ceilings, wood floors, custom lighting, and loft

- Spa-inspired bath in guest quarters features heated floors, soaking tub, rain head shower with pebble stone inlay, granite counters, and barn doors

- Barn house has kitchen with dishwasher, full-size refrigerator, microwave, and custom cabinetry

- Second bath features rustic barn wood and claw-foot tub/shower

- New mini-split air conditioning keeps barn house comfortably cool in summer

- New roof and paint was just completed on barn garage

- New dog run is spacious for furry friends

- New 20+ year asphalt and concrete run throughout property