

Myrtle Court Townhomes

Located on the quiet side of College Avenue and only minutes away from EVERYTHING you want!

Owning in Old Town...the opportunity to walk to downtown shops, restaurants, parks and the library!

The Old Town area boasts a myriad of local shops, art galleries & restaurants... all bordered by a landscaped walking mall complete with an outdoor music and arts venue. Our Old Town is unique in that our past city planners envisioned wider streets with an innovative parking design. Because of this vision, we reap the benefits of spacious tree-lined streets and a vibrant downtown area, unique to any town in Northern Colorado! This design promotes a strong sense of community where residents can walk to parks, a library or any of the local downtown businesses.

**Old Town is truly a unique asset to the Front Range!
Please support your local downtown businesses!**



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**Over 225 Old Town
Homes SOLD!**



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Information deemed reliable but not guaranteed.

Welcome to 607 Cowan Street



Brand new Colorado style townhomes built by Spanjer Homes— Northern Colorado Builder of the Year— ideally nestled on the quiet side of College Avenue near CSU & the vibrant downtown area!

The romantic porch welcomes you to a well-designed floor plan that is poised for entertaining! The main floor offers a sunny living room, open kitchen with Alder cabinets, pantry, a breakfast bar, secretary desk/task area and designer lighting.

There is also a separate dining area and a spacious 1/2 bath.

Upstairs you will find two gracious master suites both with their own baths and one with an enormous walk-in closet!

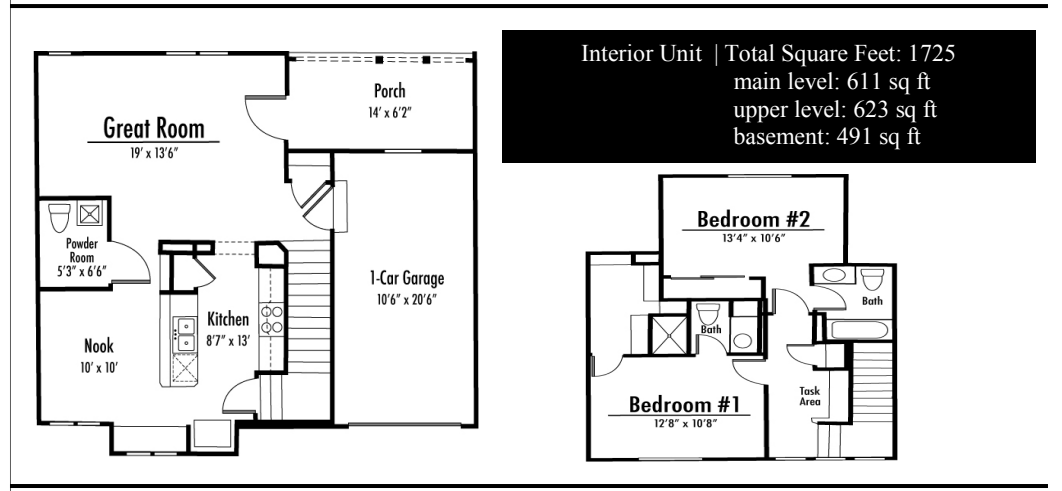
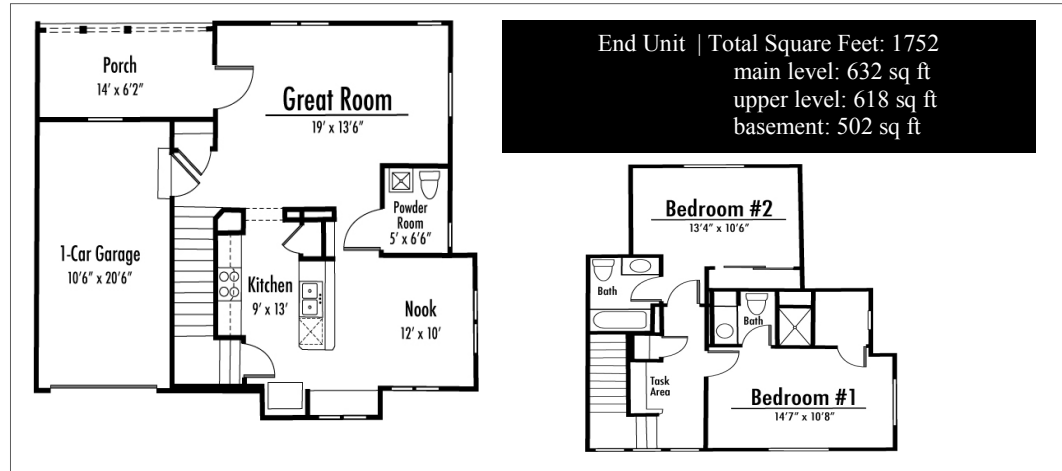
The full basement with a laundry area, a rough-in for a bath & 8 foot ceilings is just waiting to be finished!

This home embraces several impressive features such as 9 foot ceilings on the main floor, oak floors in the kitchen, pine & fir trim & a great loft area with a computer area upstairs! Conveniently attached 1 car garage with extra storage room plus additional off street parking!

**This is an outstanding opportunity to own a brand new energy efficient Old Town townhome in close proximity to downtown.
priced from \$221,900**

features & details

- **Building B to be completed by April 2009—lot reservations now being accepted**
- building C & D are SOLD OUT! Only 3 units left in building B
- romantic covered porch
- two master suites both with their own bath & 1 with a large walk-in closet
- 1/2 bath on the main floor which has a 5 ft turnaround to accommodate a wheelchair
- spacious & bright living room
- open kitchen w/ Alder cabinets, breakfast bar, pantry & designer lighting
- separate dining area
- full, unfinished basement w/ laundry area, rough-in for a bath & 8 ft. ceilings
- two built-in secretary desks/task areas
- beautiful oak & tile flooring plus fir & pine trim
- attached oversized 1-car garage with opener plus off-street parking
- 90% energy efficient furnace and central air conditioning
- double wall sound barriers with 1/2" inch sound board
- CAT 5 & RJ6 cable ready
- passive radon system in place
- handicap visitable
- **brand new Colorado style townhomes built by Spanjer Homes—Northern Colorado Builder of the Year!**
- taxes: \$1,037/2007
- HOA: \$135 monthly includes water, sewer, trash, snow removal, lawn maintenance & exterior maintenance
- **Outstanding Old Town location!**



Schools
Laurel Elementary
Leshar Junior High
Fort Collins High School

for more photos visit:
www.oldtownforsale.com
www.coloproperty.com @ &
www.ftcollinshomes.com
MLS # 580042

