



512 Sunset Cliffs Dr, Loveland 80537

IRES MLS # : 1050533

\$245,000

RESIDENTIAL-DETACHED

ACTIVE

Locale: Loveland

County: Larimer

Subdivision: Horizon Hills

Legal: TBD

DOM: 9

Total SqFt All Lvl:	1276	Basement SqFt:	0
Total Finished SqFt:	1276	Lower Level SqFt:	
Finished SqFt w/o Bsmt:	1276	Main Level SqFt:	1276
Upper Level SqFt:		Add Upper Lvl:	

Garage Spaces: 2 Garage Type: Attached

Garage SqFt:

Built: 2025

SqFt Source: Building Plans

New Const: Yes, Completed

Builder: Champion Home Builders Model: Antero

New Const Notes: These homes are Modular homes built on permanent concrete foundations and crawlspaces with vapor barrier and active radon mitigation

Listing Comments: New year, and exciting new prices! Horizon Hills is excited to welcome the first round of Buyers with entry level pricing and some very attractive seller concessions for all. We are back with Northern Colorado's newest benchmark for gated community open to ALL AGES. These homes are all newly constructed and ready for move-in now! The Antero is the entertainers dream home! This home has a massive kitchen, island, and bar area perfect for the coffee brew master or cocktail mixologist. All stainles (...) **Broker Remarks:** This community is not an HOA but does have restrictive covenants. The current lot lease of \$1050/month is the "pre-clubhouse and gate" special which will be in place until those are constructed. The seller is open to concessions to help offset the lot lease for the first year, please contact LA for details. These can be financed with any type of lending and are MODULAR on foundations. Please call or text listing agent for info on how to write legal descriptions while the site plan is being recor (...)

Property Features

Style: 1 Story/Ranch **Construction:** Wood/Frame **Roof:** Composition Roof

Common Amenities: Clubhouse, Pool, Exercise Room

Association Fee Includes: Common Amenities, Management **Type:**

Modular Home **Outdoor Features:** Patio **Location Description:**

House/Lot Faces N **Views:** Foothills View, Plains View **Lot Improvements:**

Street Paved, Curbs, Gutters, Sidewalks **Road Access:** City Street

Road Surface At Property Line: Blacktop Road **Basement/Foundation:**

No Basement, Crawl Space, Built-In Radon **Heating:** Forced Air

Inclusions: Window Coverings, Gas Range/Oven, Dishwasher,

Refrigerator, Microwave, Disposal, Smoke Alarm(s) **Design Features:** Eat-

in Kitchen, Walk-in Closet, Washer/Dryer Hookups, Kitchen Island, 9ft+

Ceilings **Primary Bedroom/Bath:** 3/4 Primary Bath

Disabled Accessibility: Level Lot, Main Floor Bath, Main Level Bedroom,

Main Level Laundry **Utilities:** Natural Gas, Electric, Cable TV Available,

Satellite Avail, High Speed Avail **Water/Sewer:** City Water, City Sewer

Ownership: Private Owner, Senior Community **Occupied By:** Owner

Occupied **Possession:** Delivery of Deed **Property Disclosures:** No

Property Disclosure **Flood Plain:** Minimal Risk **Possible Usage:** Single

Family **New Financing/Lending:** Cash, Conventional, FHA, VA

Exclusions - Sellers Personal Property

Elementary: Carrie Martin
Middle/Jr.: Bill Reed
High School: Thompson Valley
School District: Thompson R2-j

Lot SqFt: 1 **Approx. Acres:** 0

Elec: **Water:** City

Gas: **Taxes:** /2025

Trash:

PIN: **Zoning:** RES

Waterfront: No **Water Meter Inst:** Yes

Water Rights: No **Well Permit #:**

1st HOA: Horizon Hills

Fee: \$1,050/M **Xfer:** No **Rsrv:** Yes **Cov:** Yes

Metro Dist: No

Bedrooms: 2 **Baths:** 2 **Rough Ins:** 0

Baths	Bsmt	Lwr	Main	Upr	Addl	Total
Full	0	0	1	0	0	1
3/4	0	0	1	0	0	1
1/2	0	0	0	0	0	0

All Bedrooms Conform: Yes

Rooms	Level	Length	Width	Floor
Primary Bdrm	M	12	11	Carpet
Bedroom 2	M	10	10	Carpet
Bedroom 3	-	-	-	-
Bedroom 4	-	-	-	-
Bedroom 5	-	-	-	-
Bedroom 6	-	-	-	-
Dining room	-	-	-	-
Family room	-	-	-	-
Great room	M	11	8	Carpet
Kitchen	M	20	14	Luxury Vinyl
Laundry	-	-	-	-
Living room	M	15	13	Luxury Vinyl
Rec room	-	-	-	-
Study/Office	-	-	-	-

LA: Josh Chapel **Phone:** 970-218-2220 **Email:** Josh@corepropertygroupre.com **Fax:** 970-223-6933

LO: Coldwell Banker Realty- Fort Collins **Broker Phone:** 970-223-6500

Buyer Excl: No **Contract:** R **For Showings:** ShowingTime: 800-746-9464

Min EM: \$3,000 **EM Recip:** Chicago Title **Lim Service:** N

Prepared By: Josh Chapel - Feb 6, 2026, 8:13:28 AM

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