



552 Sunset Cliffs Dr, Loveland 80537

IRES MLS # : 1050535

\$255,000

RESIDENTIAL-DETACHED

ACTIVE

Locale: Loveland

County: Larimer

Subdivision: Horizon Hills

Legal: TBD

DOM: 9

Total SqFt All Lvl:	1560	Basement SqFt:	0
Total Finished SqFt:	1560	Lower Level SqFt:	
Finished SqFt w/o Bsmt:	1560	Main Level SqFt:	1560
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: Crestone

New Const Notes: Modular home built on permanent foundation and crawlspace 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 Crestone features over 1,500 square feet of living space including 3 bedrooms, 2 bathroom, and a full size two-car garage which is prepped for an EV charger in ever (...) **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. Lot rents can only be increased by a maximum of 3% per year. The Sellers are open to providing concessions to help with the first year lot rent as well. These can be financed with any type of lending and are MODULAR on foundations. A/C can be added by the builder for a very reasonable price. Please call (...)

Property Features

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

Common Amenities: Clubhouse, Indoor 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) **Energy Features:**

High Efficiency Furnace **Design Features:** Eat-in Kitchen, Walk-in Closet,

Washer/Dryer Hookups, Kitchen Island, 9ft+ Ceilings

Primary Bedroom/Bath: 3/4 Primary Bath **Disabled Accessibility:** No

Stairs, 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: 3 **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	13	14	Carpet
Bedroom 2	M	12	13	Carpet
Bedroom 3	M	11	10	Carpet
Bedroom 4	-	-	-	-
Bedroom 5	-	-	-	-
Bedroom 6	-	-	-	-
Dining room	-	-	-	-
Family room	-	-	-	-
Great room	-	-	-	-
Kitchen	M	15	18	Luxury Vinyl
Laundry	-	-	-	-
Living room	M	25	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, 8:11:50 AM

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