



533 Book Cliffs Dr, Loveland 80537

IRES MLS # : 1050541

\$239,000

RESIDENTIAL-DETACHED

ACTIVE

Locale: Loveland

County: Larimer

Subdivision: Horizon Hills

Legal: TBD

DOM: 9

| | | | |
|--------------------------------|------|--------------------------|------|
| Total SqFt All Lvl: | 1102 | Basement SqFt: | 0 |
| Total Finished SqFt: | 1102 | Lower Level SqFt: | |
| Finished SqFt w/o Bsmt: | 1102 | Main Level SqFt: | 1102 |
| 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: Princeton

New Const Notes: These are all Modular homes on 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. Welcome to Horizon Hills! 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 Princeton is 1,102 square feet of living space with 2 bedrooms, 2 huge bathrooms, 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. These can be financed with any type of lending and are MODULAR on foundations. A/C can be installed by the builder for a very reasonable price. Please call or text listing agent for info on how to write legal descriptions while the site plan is being recorded with the county. For lender credit contact Gr (...)

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:

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 | 2 | 0 | 0 | 2 |
| 3/4 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1/2 | 0 | 0 | 0 | 0 | 0 | 0 |

All Bedrooms Conform: Yes

| Rooms | Level | Length | Width | Floor |
|--------------|-------|--------|-------|--------------|
| Primary Bdrm | M | 9 | 17 | Carpet |
| Bedroom 2 | M | 9 | 10 | Carpet |
| Bedroom 3 | - | - | - | - |
| Bedroom 4 | - | - | - | - |
| Bedroom 5 | - | - | - | - |
| Bedroom 6 | - | - | - | - |
| Dining room | - | - | - | - |
| Family room | - | - | - | - |
| Great room | - | - | - | - |
| Kitchen | M | 15 | 12 | Luxury Vinyl |
| Laundry | - | - | - | - |
| Living room | M | 11 | 14 | Luxury Vinyl |
| Rec room | - | - | - | - |
| Study/Office | - | - | - | - |

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 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

Primary Bedroom/Bath: Tub+Shower Primary 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

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, 8:13:01 AM

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