



542 Sunset Cliffs Dr, Loveland 80537

IRES MLS # : 1050536

\$250,000

RESIDENTIAL-DETACHED

ACTIVE

Locale: Loveland

County: Larimer

Subdivision: Horizon Hills

Legal: TBD

DOM: 9

Total SqFt All Lvl:	1305	Basement SqFt:	0
Total Finished SqFt:	1305	Lower Level SqFt:	
Finished SqFt w/o Bsmt:	1305	Main Level SqFt:	1305
Upper Level SqFt:		Addl 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: Quandary

New Const Notes: These are modular homes build on permanent foundations and crawlspaces with vapor barriers 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. Photos are representative of another completed home, new options will be available with different finishes. 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 Quandary features 1,305 square feet of main floor living (...)
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. Seller is open to concessions to help offset the first year lot fees, please contact LA for details. These can be financed with any type of lending and are MODULAR on foundations. Builder can install a/c for very reasonable cost. Please call or text listing agent for info on how to write legal descriptio (...)

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: Gas Range/Oven, Dishwasher, Refrigerator, Microwave,

Disposal, Smoke Alarm(s) **Design Features:** Eat-in Kitchen, Washer/Dryer

Hookups, 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:

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	14	10	Carpet
Bedroom 2	M	13	10	Carpet
Bedroom 3	M	9	7	Carpet
Bedroom 4	-	-	-	-
Bedroom 5	-	-	-	-
Bedroom 6	-	-	-	-
Dining room	-	-	-	-
Family room	-	-	-	-
Great room	-	-	-	-
Kitchen	M	16	13	Luxury Vinyl
Laundry	-	-	-	-
Living room	M	16	14	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, 8:12:24 AM

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