

*Classic Home
in the
Heart of
Fossil Lake*



 Just Listed | Jody E. Donley

3305 Rookery Rd
Ft Collins Colorado 80528

\$675,000 6  4  **3,519 Ft²**

npre **New Perspective
REAL ESTATE**

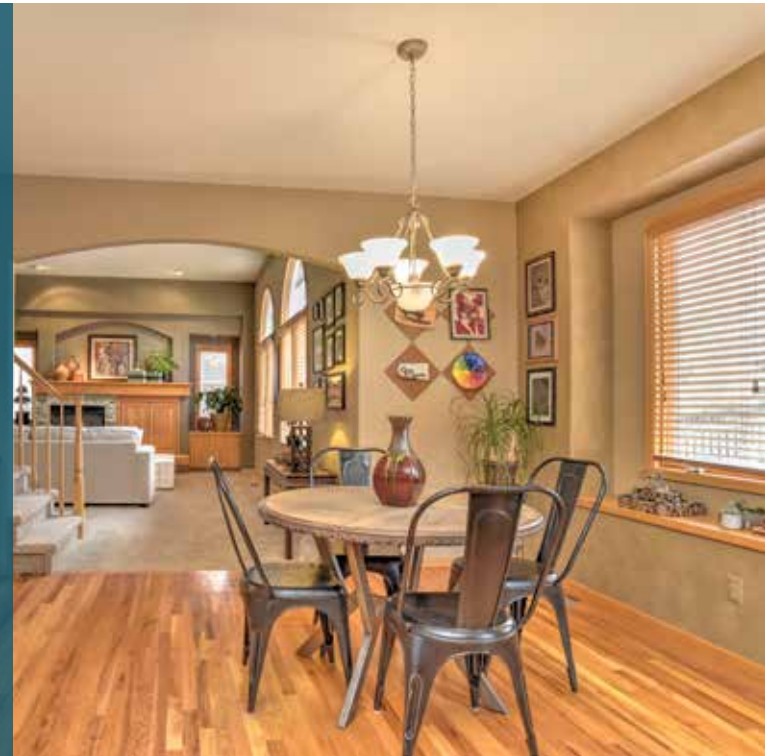
10515 East 40th Ave | Unit 113
Denver Colorado 80239



303-394-4526

GET comfortable.

**Have you
been waiting
for the WOW?**




Nestled among wide streets and open space, this home is both comfortable & joyful for everyday life and spacious & enchanting for entertaining friends and family. The gourmet kitchen features sleek top-of-the-line appliances and granite island & counters, perfect for whipping-up culinary delights. The sunny breakfast nook will greet you each morning after a restful night in the owner's retreat. Find tranquility and luxury with the new five-piece bathroom. The luscious quartz counters, stacked glass backsplash and

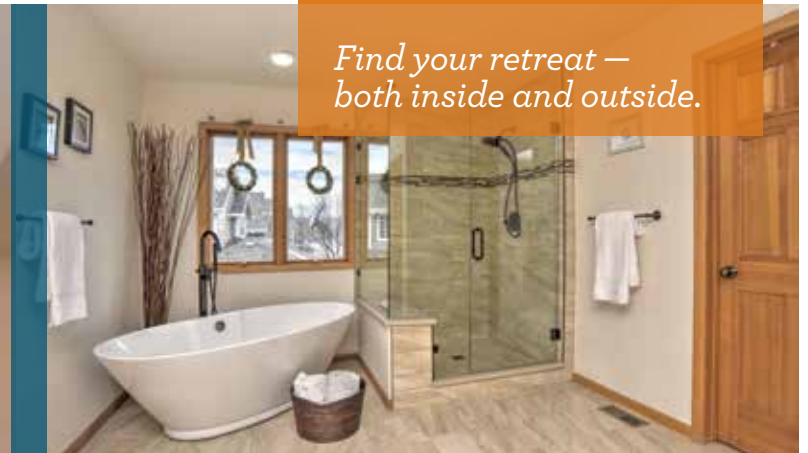
a frameless glass shower provide a serene scene, while the pedestal tub is just waiting for a relaxing soak. The recently finished basement increases the living space with 2 bedrooms, 3/4 bath and a large recreation room just perfect for fun and games. Enjoy breathtaking sunsets from the large patio in the backyard. The mature trees provide privacy and dog run will keep your romping pets happy and the yard clean. Twin Silo Park and HOA provided clubhouse and pool amenities will give hours of summer fun.

*Perfect blend of
formal & casual
spaces.*

Private study or office with french doors .



 For a virtual tour: <https://nprestapleton.com/property/3305-rookery-rd-ft-collins-co-80528/>



Find your retreat —
both inside and outside.



Classic Home in the Heart of Fossil Lake

npre

**New Perspective
REAL ESTATE**

3305 Rookery Rd

Ft Collins, Colorado 80528

\$675,000

6 4 3

3,519 Finished Ft²

Favorite Features

Gourmet kitchen with island
Updated spa-like owner's bath
Updated secondary bath
Finished basement
Dog run in backyard
New exterior paint

Neighborhood

Fossil Lake Ranch Pool

The Fossil Lake Ranch neighborhood illustrates thoughtful planning with open space, trails, and parks. Large lots & the wide, winding streets creates some seclusion.



Zach Elementary
Preston Middle School
Fossil Ridge High School

Poudre R-1 District



All information deemed reliable but not guaranteed. Prices subject to change. New Perspective Real Estate, LLC, and Equal Opportunity Company. Independently owned and operated. Printed in USA.

Jody E. Donley

Broker | Owner | Founder
CNE (Certified Negotiation Expert)

303-394-4526 OFFICE
720-290-8917 MOBILE | TEXT

JODY@NPREco.com
www.NPREco.com

Connect with me at
 [homesnap.com/Jody-E-Donley](https://www.homesnap.com/Jody-E-Donley)