## 3113 Colony Drive Fort Collins, CO 80526

**COMMUNITY:** Woodwest















Single Family









## PROPERTY DETAILS

Welcome to 3113 Colony Drive, a charming ranch home on a corner lot with 3 bedrooms, 2 baths, and nearly 2,200 square feet of living space, including a full basement. Conveniently located just 5 minutes from CSU, this brick home features a 2-car garage and a workshop for hobbies. The open-concept main level is bright and airy, with new flooring and a remodeled kitchen boasting white shaker cabinetry, Corian countertops, and stainless steel appliances. The primary suite offers a private vanity and en suite access to the hall bath. The full basement has a bonus room and potential 4th bedroom. The large fenced backyard and ample parking enhance its appeal. Enjoy nearby parks and trails, making this home a great investment!







