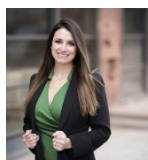


Single Family



2876 SQFT



**Katherine Beach**

720-839-3931

Katherine@c3-re.com

<https://katherinebryantbeach.c21.com>



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## 2607 Spruce Drive, Loveland, CO 80538 — Main

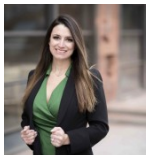


**TOTAL: 2648 sq. ft**  
BELOW GRADE: 830 sq. ft, 1st floor: 1818 sq. ft  
EXCLUDED AREAS: UTILITY: 32 sq. ft, GARAGE: 406 sq. ft, STORAGE: 43 sq. ft,  
COVERED PATIO: 240 sq. ft, PATIO: 84 sq. ft, PORCH: 143 sq. ft,  
WALLS: 190 sq. ft

Floor Plan Created By V1photos.com, Measurements Deamed Highly Reliable But Not Guaranteed.



Disclaimer: Sizes and Dimensions are Approximate, Actual May Vary.



**Katherine Beach**

720-839-3931

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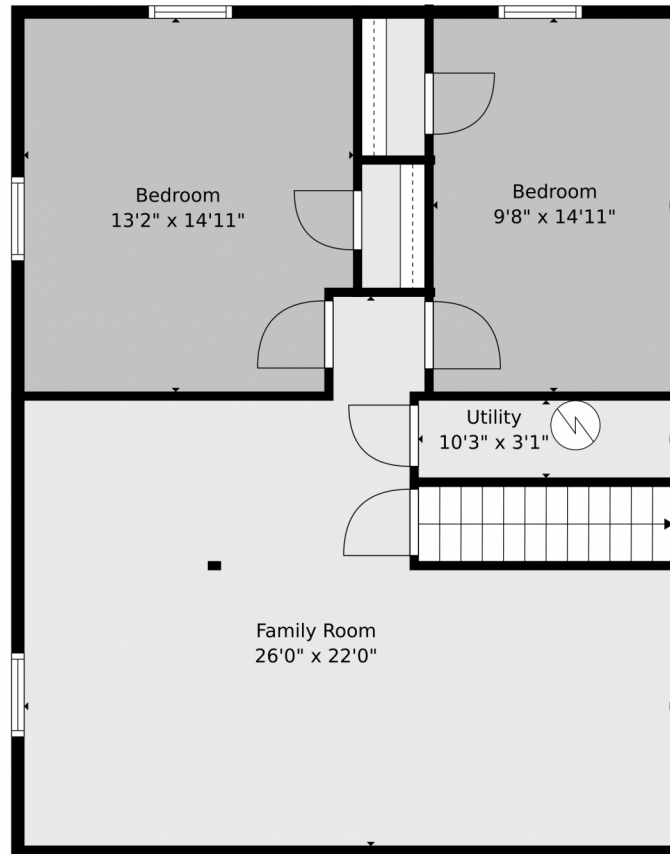
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## 2607 Spruce Drive, Loveland, CO 80538 — Lower Level

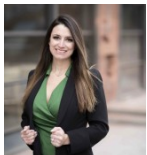


**TOTAL: 2648 sq. ft**  
BELOW GRADE: 830 sq. ft, 1st floor: 1818 sq. ft  
EXCLUDED AREAS: UTILITY: 32 sq. ft, GARAGE: 406 sq. ft, STORAGE: 43 sq. ft,  
COVERED PATIO: 240 sq. ft, PATIO: 84 sq. ft, PORCH: 143 sq. ft,  
WALLS: 190 sq. ft

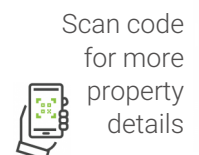
Floor Plan Created By V1photos.com. Measurements Deamed Highly Reliable But Not Guaranteed.



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**Katherine Beach**  
720-839-3931  
Katherine@c3-re.com  
<https://katherinebryantbeach.c21.com>



# 2607 Spruce Drive, Loveland, CO 80538 — All Levels



**TOTAL: 2648 sq. ft**  
 BELOW GRADE: 830 sq. ft, 1st floor: 1818 sq. ft  
 EXCLUDED AREAS: UTILITY: 32 sq. ft, GARAGE: 406 sq. ft, STORAGE: 43 sq. ft,  
 COVERED PATIO: 240 sq. ft, PATIO: 84 sq. ft, PORCH: 143 sq. ft,  
 WALLS: 190 sq. ft

Floor Plan Created By V1photos.com, Measurements Deamed Highly Reliable But Not Guaranteed.



Disclaimer: Sizes and Dimensions are Approximate, Actual May Vary.



**Katherine Beach**  
 720-839-3931  
 Katherine@c3-re.com  
<https://katherinebryantbeach.c21.com>

