



Elementary: Laurel
Middle/Jr.: Leshar
High School: Ft Collins
School District: Poudre

Lot SqFt: 10,505 **Approx. Acres:** 0.24
Elec: City of FTC **Water:** City of Fort Collins
Gas: Xcel **Taxes:** \$5,138/2025
Trash:
PIN: R0061581 **Zoning:** NCL
Waterfront: No **Water Meter Inst:** Yes
Water Rights: No **Well Permit #:**
HOA: No
Metro Dist: No

Bedrooms: 4		Baths: 4		Rough Ins: 0		
<u>Baths</u>	<u>Bsmt</u>	<u>Lwr</u>	<u>Main</u>	<u>Upr</u>	<u>Addl</u>	<u>Total</u>
Full	0	0	1	0	0	1
3/4	0	0	2	0	0	2
1/2	0	0	1	0	0	1

All Bedrooms Conform: Yes

<u>Rooms</u>	<u>Level</u>	<u>Length</u>	<u>Width</u>	<u>Floor</u>
Primary Bd	M	14	12	Wood
Bedroom 2	M	15	12	Wood
Bedroom 3	M	12	10	Wood
Bedroom 4	M	10	10	Wood
Bedroom 5	-	-	-	-
Bedroom 6	-	-	-	-
Dining room	M	11	10	Wood
Family room	M	15	12	Wood
Great room	-	-	-	-
Kitchen	M	23	10	Wood
Laundry	M	11	7	Wood
Living room	M	27	16	Wood
Rec room	-	-	-	-
Study/Office	-	-	-	-

310 E Prospect Rd, Fort Collins 80525

IRES MLS # : 1053213

\$849,000

RESIDENTIAL-DETACHED

ACTIVE

Locale: Fort Collins

County: Larimer

Subdivision: Moore S L C

Legal: LOT 10, BLK 8, L C MOORE'S 2ND, FTC

DOM: 140

Website: <https://www.iresis.com/go/mls/1053213>

Total SqFt All Lvl:	2323	Basement SqFt:	0
Total Finished SqFt:	2323	Lower Level SqFt:	
Finished SqFt w/o Bsmt:	2323	Main Level SqFt:	2323
Upper Level SqFt:		Addl Upper Lvl:	

Garage Spaces: 2 **Garage Type:** Detached

Garage SqFt: 529

Built: 1953

SqFt Source: Other

New Const: No

Builder:

Model:

New Const Notes:

Listing Comments: This professionally remodeled 4-bedroom, 3.5-bath home blends timeless mid-century design with modern comfort. The thoughtfully designed layout features two primary suites-one located in a private wing with its own living area or office space, and the other situated alongside two additional bedrooms on the opposite side of the home for added privacy. The redesigned kitchen is a chef's dream, showcasing soft-close cabinetry, quartz countertops, a built-in oven and microwave, and a convenient stor (...)

Property Features

Style: 1 Story/Ranch **Construction:** Wood/Frame, Composition Siding, Wood Siding, Cedar/Redwood, Painted/Stained **Roof:** Composition Roof
Outdoor Features: Lawn Sprinkler System, Patio, >8' Garage Door, Oversized Garage **Location Description:** Level Lot, Historic District, House/Lot Faces S, Within City Limits **Fences:** Enclosed Fenced Area, Wood Fence **Views:** Foothills View **Lot Improvements:** Street Paved, Curbs, Gutters, Sidewalks, Alley **Road Access:** City Street, Alley
Road Surface at Property Line: Concrete Road **Basement/Foundation:** No Basement, Crawl Space, Slab **Heating:** Forced Air **Cooling:** Central Air, Ceiling Fan **Inclusions:** Window Coverings, Electric Range/Oven, Dishwasher, Refrigerator, Clothes Washer, Clothes Dryer, Microwave, Laundry Tub, Garage Door Opener, Disposal, Smoke Alarm(s)
Energy Features: Southern Exposure, Double Pane Windows
Design Features: Separate Dining Room, Open Floor Plan, Pantry, Walk-in Closet, Wood Floors, Two Primary Suites **Primary Bedroom/Bath:** 3/4 Primary Bath **Fireplace:** Gas Fireplace, Multi-sided Fireplace, Living Room Fireplace, Family/Recreation Room Fireplace **Disabled Accessibility:** Level Lot, Near Bus, No Stairs, Main Floor Bath, Main Level Bedroom, Stall Shower, Main Level Laundry **Utilities:** Natural Gas, Electric, High Speed Avail **Water/Sewer:** City Water, City Sewer **Ownership Type:** Private Owner **Occupied By:** Owner Occupied **Possession:** Delivery of Deed
Property Disclosures: Seller's Property Disclosure, Lead Paint Disclosure
Flood Plain: Minimal Risk **Possible Usage:** Single Family **Listing Terms:** Cash, Conventional, FHA, VA

LA: Brian Trainor **Phone:** 970-402-6200 **Email:** 970Team@gmail.com **Fax:** 970-221-3627

LO: C3 Real Estate Solutions, LLC **Broker Phone:** 970-225-5152

Buyer Excl: No **Contract:** R **For Showings:** ShowingTime: 800-746-9464

Min EM: \$9,500 **EM Recip:** Chicago Title - Nikki Schaefer **Lim Service:** N

Prepared By: Brian Trainor - Jul 23, 2026, 3:25:31 PM

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