



12245 N County Road 17  
Fort Collins, CO 80524  
COMMUNITY: 41626

MLS # 9899320  
PRICE \$1,500,000

## INCR#EDI?BLE BARN



 Single Family  2446 SQFT  5 Beds  3 Baths  2 Car  8.37 Acre

## PROPERTY DETAILS

INCREDIBLE personal equestrian property! This one is a can't miss - the house and barn are equally impressive and the views are unmatched. This is a once in a lifetime opportunity to own one of the nicest barns on the entire front range. Your personal equestrian paradise awaits, don't miss it. Pride of ownership, quality and thoughtful design abound throughout the home, loft, barn, and property. The sellers designed and built the garage/barn/loft and spared no expense, nor overlooked a single detail. From the channels built into the concrete in the hay room for air circulation, to the brand name "Big A\*\* Fans", to the infrared therapy/heat lamps in the wash stall - these sellers thought of it all!

While the barn is the star of the show, the house is no exception! Completely rebuilt from the foundation up in 2016 (county records show a build of 1920 but completely stripped down) the property is a showcase of quality construction and design. With an open, bright, and airy floorplan that flows seamlessly into your wrap around porch, the living spaces showcase the



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views from every window! The main floor primary suite, incredible 5 piece bath, and large walk-in closet mean you can raise a family in the four additional bedrooms, and age-in-place with your horses out your back door on the main level living. Enjoy those incredible rocky mountain sunsets from your multiple porches, with neighboring conservation easements giving you peace of mind to enjoy your personal equestrian paradise for years to come. Get in touch today!



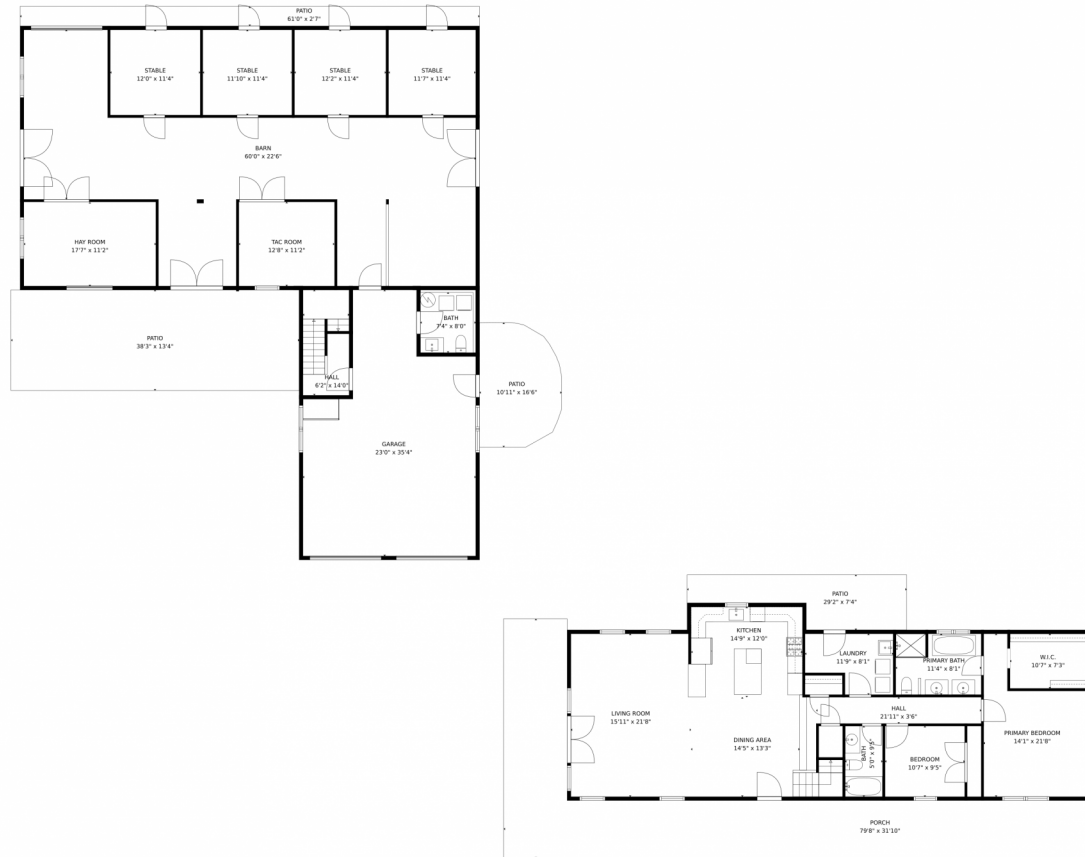
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# 12245 N County Road 17, Fort Collins, CO 80524 – Main Level & Barn



GROSS INTERNAL AREA  
 FLOOR 1: 3164 sq. ft, FLOOR 2: 812 sq. ft  
 FLOOR 3: 678 sq. ft, EXCLUDED AREAS:  
 GARAGE: 646 sq. ft, PATIO: 990 sq. ft  
 PORCH: 818 sq. ft  
 TOTAL: 4653 sq. ft

MEASUREMENTS CALCULATED BY V1Photos.COM ARE DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



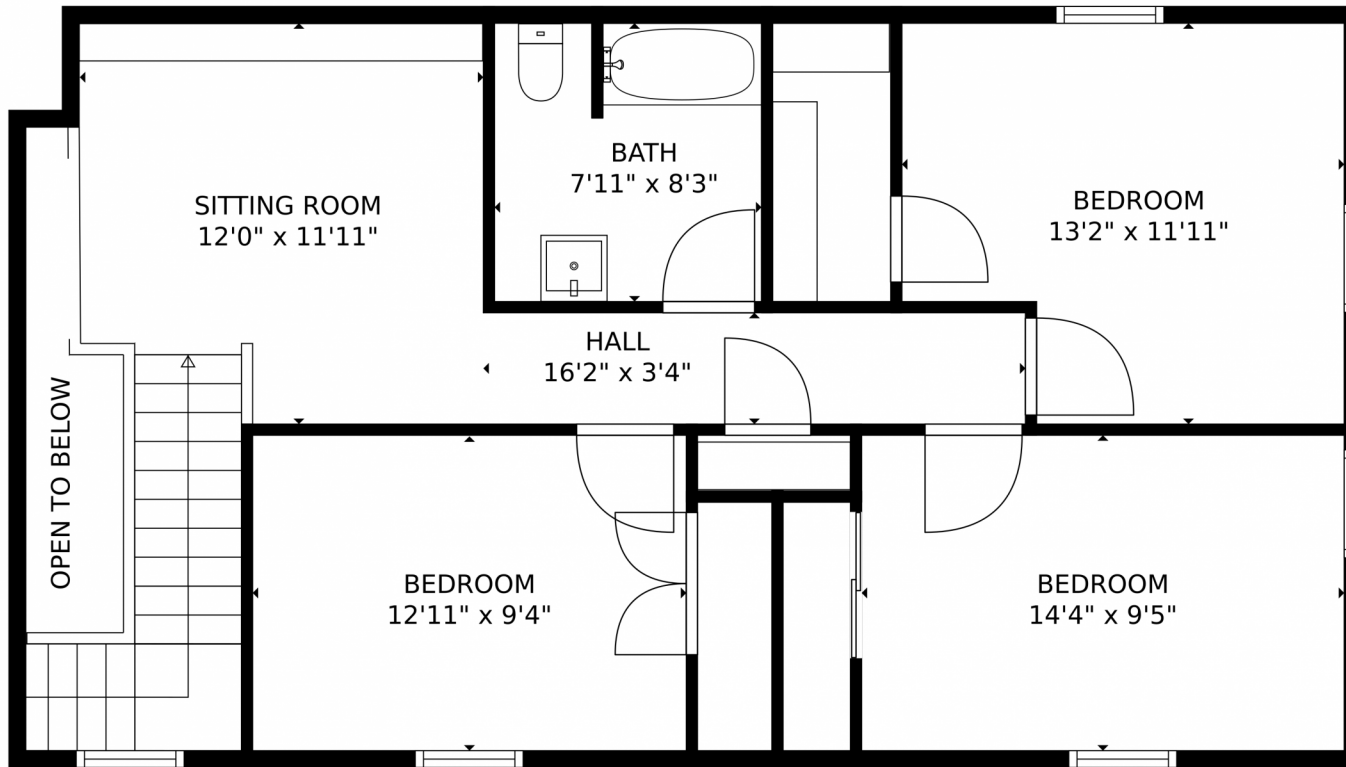
Disclaimer: Sizes and Dimensions are Approximate, Actual May Vary.



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12245 N County Road 17, Fort Collins, CO 80524 – Upper House Level



GROSS INTERNAL AREA  
FLOOR 1: 3164 sq. ft. FLOOR 2: 812 sq. ft.  
FLOOR 3: 678 sq. ft. EXCLUDED AREAS:  
GARAGE: 646 sq. ft. PATIO: 990 sq. ft.  
PORCH: 818 sq. ft.  
TOTAL: 4653 sq. ft.

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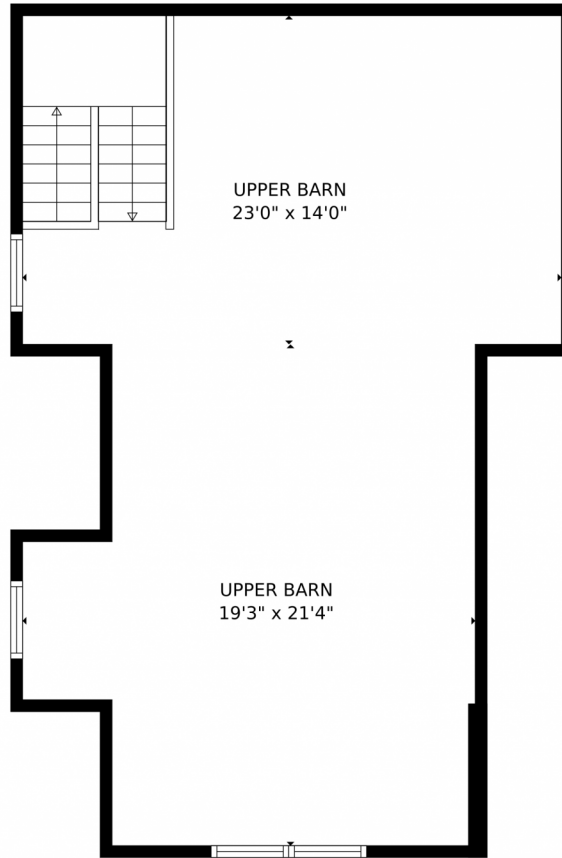
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12245 N County Road 17, Fort Collins, CO 80524 – Upper Barn Level



GROSS INTERNAL AREA  
FLOOR 1: 3164 sq. ft, FLOOR 2: 812 sq. ft  
FLOOR 3: 678 sq. ft, EXCLUDED AREAS:  
GARAGE: 646 sq. ft, PATIO: 990 sq. ft  
PORCH: 818 sq. ft  
TOTAL: 4653 sq. ft

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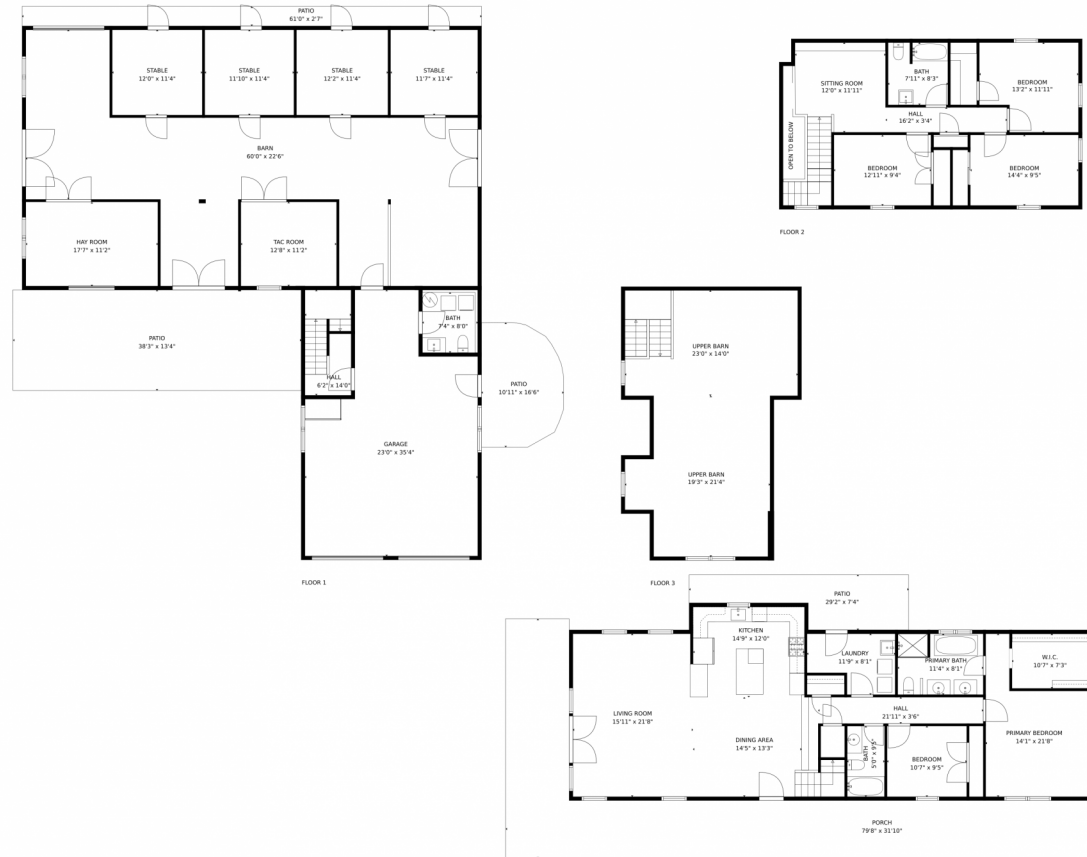
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# 12245 N County Road 17, Fort Collins, CO 80524 – All Levels



GROSS INTERNAL AREA  
 FLOOR 1: 3164 sq. ft, FLOOR 2: 812 sq. ft  
 FLOOR 3: 678 sq. ft, EXCLUDED AREAS:  
 GARAGE: 646 sq. ft, PATIO: 990 sq. ft  
 PORCH: 818 sq. ft  
 TOTAL: 4653 sq. ft

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