

405 Mason Court #213
Old Town Fort Collins, CO 80524

MASON STREET NORTH CONDOS

Property Highlights, Upgrades/Features and Finishes!

The Ultimate in easy Low-Maintenance Living: Perfectly outfitted and Convenient to everything! A light-filled tranquil Open Concept Sanctuary, lush park-like feel in spring and summer, hop on your bike or head to the MAX bus + transit + easy access to everywhere/grab a cup of coffee or delicious bite at Tandem around the corner.

Exceptional lock + leave lifestyle.

A perfect nexus featuring an incredible "park-like" yet urban setting in coveted Old Town Fort Collins, close to everything and abuts Sayler Natural Area, Lee Martinez Park and the Poudre River trail! Adorable well-cared for 2 story condo! Enjoy an easy bike ride into Old Town Square for breakfast or dinner or a quiet stroll along the Poudre River Trail. Reveal in the outdoors on the charming covered south side balcony - spacious and perfect for meals and entertaining. Private, quiet and tranquil, and yet still has incredible access to all of Old Town, close to CSU, City Park, The Exchange and the breweries. - A perfect blend of modern design and practical features, creating the ideal living environment!

INTERIOR:

- Soaring Vaulted ceiling and bathed in natural light - sunny south orientation.
- Neutral soft colors and flow, Loaded with natural light + carefully chosen details, efficiencies. Pretty white mouldings trim and casing.
- Main level is graced low maintenance wood laminate flooring and plush carpet in the bedrooms.
- TRUE Primary suite with its own full bath (ensuite) skylight and 2 closets*
- Bathed in natural daylight along with the oversized windows throughout.
- Chef's kitchen: Modern maple cabinetry. under cabinetry lighting, (all appliances included), 5 burner gas range, convenient open eat-in kitchen layout.
- Top down/bottom up black out blinds upstairs.
- Cannot find enough storage? - even some added under the stairs - thoughtful detailing throughout.
- Convenient stackable Washer and Dryer included.
- Oversized French glass doors open to the spacious balcony.
- Both Upper Bedrooms are well appointed and can function as ensuite.

- Bedrooms have ceiling fans.
- Stellar city from the main level bedroom.
- High Efficiency Furnace & Central AC.

EXTERIOR:

- ADORABLE covered Private Patio. Relax in a tranquil secure outdoor oasis!
- Milgard windows
- Just down Mason from the MAX Bus + transit center.
- Open Up to acres of open space to the north, Lee Martinez Park and Farm, Sayler Natural Area, the Discovery Museum, Poudre River trail system and the Poudre River Kayak Whitewater park.

www.405mason213.com

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