



IRES MLS # : 865316 **PRICE:** \$149,950
 1413 E 7th St, Loveland 80537
VACANT LAND/LOTS **ACTIVE**
Locale: Loveland **County:** Larimer
Area/SubArea: 8/15
Subdivision: Water 7th Sub Lov
Legal: LOT 1, BLOCK 1, WATER 7TH SUB, LOV (20070009379)
Nearest Town: Loveland **Miles To Nearest Town:**

Built: **SqFt Source:**
New Const: No
Builder:

Listing Comments: Great flat lot in a nice neighborhood. Zoned for 2 duplexes. Has Easement from 7th Street as well as alley access. Pair this lot with 325 E. 7th (same owner) and make an offer for both.

Driving Directions: HWWY 34 to Boise, South to 7th St, West to address

Property Features

Location Description: Corner Lot, Level Lot **Fences:** Partially Fenced
Views: City View **Lot Improvements:** Street Paved, Alley, Fire Hydrant within 500 Feet **Road Access:** City Street, Easement, Alley
Road Surface At Property Line: Blacktop Road
Number of Living Unit Allowed: 1 Unit Allowed, 2 Units Allowed, 3 Units Allowed, 4 Units Allowed **Utilities:** Natural Gas, Electric **Water/Sewer:** City Water, City Sewer **Water or Sewer Needed:** Water Tap Available, Sewer Tap Available **Ownership:** Private Owner **Possession:** Delivery of Deed
Flood Plain: Minimal Risk **Possible Usage:** Single Family, Multi Family
Development Status: Undeveloped

Elementary: Winona
Middle/Jr.: Ball (conrad)
High School: Mountain View
School District: Thompson R2-j
Lot SqFt: 25,264 **Approx. Acres:** 0.58
Elec: City of LVLD **Water:** City of Loveland
Gas: Xcel **Taxes:** \$1,274/2017
PIN: **Zoning:** R3E
Waterfront: No **Water Meter Inst:** No
Well Permit #:
HOA: No
Water Tap Fee: **Sewer Tap Fee:**
Irrigation Water Rights: No
Has Irrig Ditches: No
Well Information:
Water Rights:
Lake/Reservoir/Stream:
Crops:
Improvements on Prop: No

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