



PARK YOUR BOAT, PLANT YOUR GARDEN

This one-acre property includes plenty of space for your favorite outdoor activities, with mountain views, and Union Reservoir practically walking distance away.

12540 County Road 1

\$445,000 | 1 acre | 3 bdrm | 2 bath | 1,438 sf | built 1962

This Longmont home in Weld County is a haven for the outdoor enthusiast. Fenced back yard holds your choice of large vehicle. Oversize 2-stall garage with workbench and storage buildings offer even more space. The home's easy-to-maintain brick exterior and beautifully updated interior gives you more time outside. Enjoy the professionally landscaped yard with mature trees from the enclosed and finished back patio, or check out the mountain views.



Country Living in Longmont

Lots of outdoor space with easy access to town, I-25, hospitals and the Boulder county recreational trail system. You can see Union Reservoir from the back window and get your watercraft there in no time.



Classic Kitchen

The eat-in kitchen with fireplace and wood floors has classic charm. A sliding pocket door makes the third bedroom an optional play room or dining room, while the exterior door adds light and makes unloading groceries easy.



Updated Bathrooms

Both the full bathroom and the 3/4 bath at the back of this home are beautifully updated. The laundry room off the kitchen is also new.



The Great Outdoors

Mature shade trees make outdoor entertaining, rest and relaxation comfortable in the summer months. The storage buildings and large level lot have many potential uses for business, recreation, gardening and more.



Marketed by:

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