

**27 Buff Court | Drake, CO 80515**

**CONTRACT WRITING INFORMATION**

**SELLER:** Kylie Angers and Cody Varnado

**LEGAL:** LOT 17, BLOCK 4, CEDAR SPRINGS ESTATES, FILING NO. 3, COUNTY OF LARIMER, STATE OF COLORADO

**INCLUSIONS:** Refrigerator currently in use in the Kitchen, Dishwasher, Propane Range/Oven, (2) WIFI Energy Star Window A/C Units

**EXCLUSIONS:** Seller's Personal Property, Clothes Washer, Clothes Dryer, Stand-up Freezer, Hot Tub, Microwave

**HOA:** Cedar Springs - \$50/Annual

**EARNEST MONEY:** \$5,350

**TITLE COMPANY:** Land Title Guarantee Company

**CLOSER:** Trish Melendy | [tmelendy@ltgc.com](mailto:tmelendy@ltgc.com) | 970-492-6297

**POSESSION:** Delivery of Deed

**DEED TYPE:** Special Warranty Deed

---

**UTILITIES**

WATER :	Well
ELECTRIC:	PVREA
GAS:	Propane

**PLEASE DON'T HESITATE TO CONTACT ME IF YOU HAVE ANY QUESTIONS WHILE WRITING THE OFFER!**



*John Feeney*



**John Feeney**  
 Broker Associate

**970.231.4172**

[jfeeney@c3-re.com](mailto:jfeeney@c3-re.com)  
[www.RealEstateInNorthernColorado.com](http://www.RealEstateInNorthernColorado.com)