

6867 Tenderfoot Ave  
*Firestone, Colorado*  
\$850,000

Six Bedrooms • Five Bathrooms • Three Car Garage



NO METRO TAX & low HOA Fees!

*This home has plenty of space for everyone to enjoy*

with over 4,464 finished square feet.



*More online*



Scan or visit [sallteam.com](https://sallteam.com) for all of the details, a video tour, a floor plan and more!



*Brand-new*  
class-4 impact resistant shingles and brand-new exterior paint.



## *Highlights*

Backs to Open Space | Mountain Views | South-Facing Driveway  
Bonus upper-level loft not common with this floor plan







## *The backyard*

has a wonderful entertaining area with a firepit, raised garden beds & backyard shed + new flatwork. This property backs to open space, has mountain views & the convenience of a south facing driveway.





## *Recent updates*

New fireplace stonework  
New interior paint  
New toilets throughout

*The kitchen offers* quartz countertops, upgraded sink & faucet + SS appliances including a gas range.





# The upper-level features

new carpet & padding, a bonus loft area, and a massive primary suite that includes an ensuite office, double walk-in closets, a 5-piece bathroom, and upgraded shower door.



## Upper-level updates

New carpet & padding | New bathroom fixtures | New shower door in primary bathroom



*also featuring*

an additional bedroom with an ensuite bathroom.



*The finished basement affords*

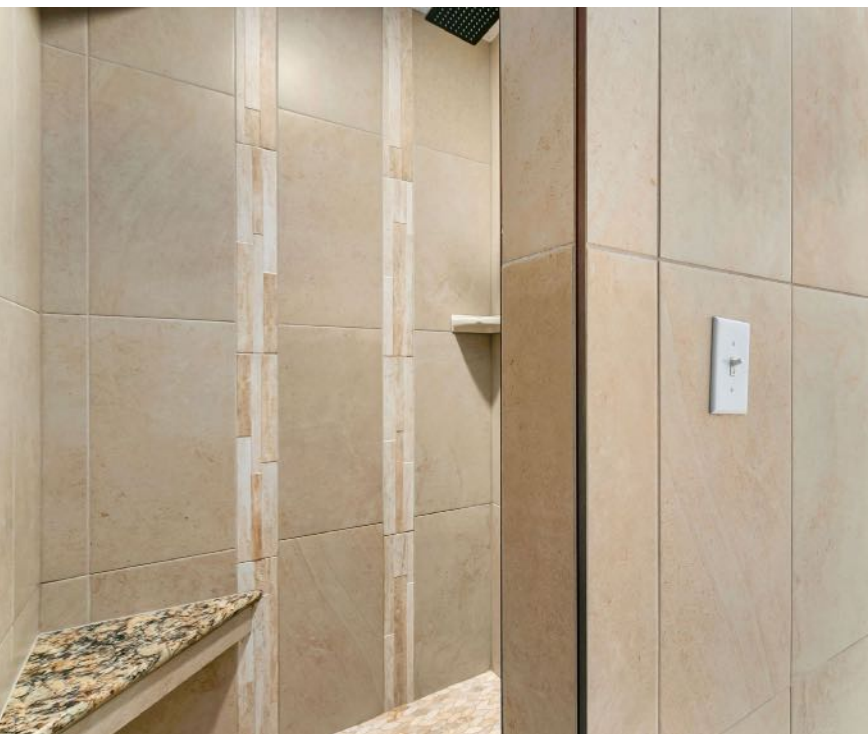
an extra living space, a wet-bar with wood-look porcelain tile flooring, a walk-in shower, tankless hot water heater, storage area, & an all-in one washer/dryer combo unit.





# Basement updates

Basement wet bar with wood-look porcelain tile flooring | Tankless hot water heater  
New shelving/rods in basement closets | All-in one washer/dryer combo unit in basement



## Safety features

a panic room with a steel door and concrete walls as well as shatter-proof windows on the entire front main-level, the upstairs primary bedroom & the primary bedroom ensuite office.

Contact broker for additional security features.

THE SALL TEAM ADVANTAGE



Buying



Selling

*Fantastic access* to the I-25 corridor,  
the Denver metro area, DIA,  
Fort Collins, and the entire front range!

## DETAILS

Built in 2006  
Forced Air Heating  
Central A/C

## UTILITIES

Potable Water: City of Firestone  
Non-Potable Water: n/a  
Sewer: St. Vrain Sanitation District  
Electric: United Power  
Natural Gas: Black Hills Energy  
Trash/Recycling: Waste Management  
through HOA  
Internet: Seller used Xfinity  
TV: Seller used Xfinity

## HOA

Sagebrush HOA  
Monthly Fee: \$60  
(970) 663-9687  
smarlow@msiho.com  
msiho.com

## TAXES

\$3,934 (2022)  
NO METRO TAX

## SCHOOLS

School District:  
St. Vrain Valley RE1J School District  
Elementary: Prairie Ridge Elementary  
Middle/Jr.: Coal Ridge Middle School  
High School: Frederick High School

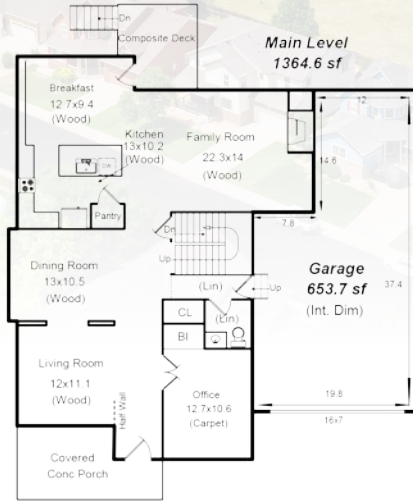
## INCLUSIONS / EXCLUSIONS

**Inclusions:** window blinds, curtains & rods, gas range/oven, dishwasher, refrigerator (kitchen), bar refrigerator (basement), clothes washer, clothes dryer, microwave, jetted bath tub, laundry tub, garage door opener, one garage door remote, disposal, smoke alarm(s), basement storage room rack on the left of the room only (others are NOT included). Some furniture and personal property negotiable if buyer is interested.

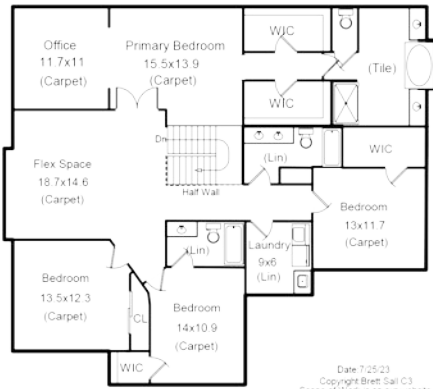
**Exclusions:** staging props, seller's personal property, thrive food storage rack in basement, freezers in the garage



6867 Tenderfoot Ave Firestone	
1-Total Sq Ft	4656
2-Total Finished Sq Ft	4464
3-Finished w/o Basement	3291
4-Basement Sq Ft	1365
5-Basement Finished %	86%



Upper Level  
1925.4 sf



Basement  
1364.6 sf



Date: 7-25-23  
Copyright Brett Sall C3  
Scope of Work is on our website  
Website: www.sallteam.com

## Financing Options



Scan or visit [sallteam.com/financing](http://sallteam.com/financing)

**New Financing/Lending**  
Cash, Conventional, FHA,  
VA, 1031 Exchange



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