

\$1,059,000 - 8103 Bruns Drive, Fort Collins

MLS® #IR1033444

Listing Office: Embassy Realty LLC

\$1,059,000

4 Bedroom, 5.00 Bathroom, 4,176 sqft

Residential on 1 Acres

Bruns PUD, Fort Collins, CO

Welcome to your private retreat, where convenience meets tranquility in one exceptional property. Situated on a spacious 1.33-acre lot, this 4-bedroom + office (or 5-bedroom) home offers 4.5 bathrooms and 4,176 square feet of beautifully designed living space across a distinctive 5-level layout - providing ample room to live, work, and unwind. At the heart of the home is a generously sized kitchen outfitted with premium-grade appliances, including JennAir, KitchenAid, and Bosch, along with abundant built-in storage. Natural light pours in through skylights throughout the home, enhancing the sense of openness and warmth. Your personal oasis awaits with a private indoor hot tub and sauna - perfect for relaxing after a long day or entertaining guests. The oversized 3-car garage includes a dedicated workshop space, ideal for hobbies, storage, or creative projects. The garden-level basement features a separate entrance, offering flexible use as a guest suite, home business, or ohana space. With existing plumbing and power connections, it also presents a great opportunity to add a mudroom or laundry area. Step outside to take in the breathtaking mountain views from the upper-level decks and primary bedroom. Mature trees, including three apple trees, add to the serene setting, and HOA-supplied irrigation water supports easy maintenance. Designed for year-round comfort, the home includes six-zone hydronic heating, five mini-splits, ceiling fans in every



REcolorado

upper-level bedroom, both living rooms, dining area, bar, office, and sunroom, as well as an attic fan and a thermostat-controlled exhaust fan. Additional highlights include a roof replaced in 2013 with a transferable warranty through 2063 and zoning that permits up to two horses - perfect for equestrian enthusiasts. This is more than just a home - it's a rare blend of space, luxury, and peaceful living. Come experience it for yourself. You won't want to leave.

RE COLORADO

Listing Courtesy of Embassy Realty LLC

Built in 1988

Essential Information

MLS® #	IR1033444
Price	\$1,059,000
Bedrooms	4
Bathrooms	5.00
Full Baths	3
Half Baths	1
Square Footage	4,176
Acres	1.33
Year Built	1988
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Active

Community Information

Address	8103 Bruns Drive
Subdivision	Bruns PUD
City	Fort Collins
County	Larimer
State	CO
Zip Code	80525

Amenities

Amenities	Park
Utilities	Electricity Available, Natural Gas Available
Parking Spaces	3
Parking	Oversized
# of Garages	3
View	Mountain(s)

Interior

Interior Features	Eat-in Kitchen, Five Piece Bath, Jack & Jill Bathroom, Kitchen Island, Open Floorplan, Pantry, Sauna, Walk-In Closet(s)
Appliances	Dishwasher, Oven, Refrigerator
Heating	Hot Water
Cooling	Ceiling Fan(s)
Fireplace	Yes
Fireplaces	Gas
Stories	Three Or More

Exterior

Exterior Features	Dog Run, Spa/Hot Tub
Lot Description	Corner Lot, Sprinklers In Front
Windows	Skylight(s), Window Coverings
Roof	Composition

School Information

District	Thompson R2-J
Elementary	Cottonwood
Middle	Lucile Erwin
High	Loveland

Additional Information

Date Listed	May 8th, 2025
Zoning	FA1



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Listing information last updated on May 23rd, 2025 at 11:48pm MDT