

# \$3,250,000 - 762 Harts Gardens Lane, Fort Collins

MLS® #IR1036295

Listing Office: Compass - Boulder

## \$3,250,000

3 Bedroom, 3.00 Bathroom, 3,564 sqft  
Residential on 0 Acres

Pateros Creek, Fort Collins, CO

Welcome to life unparalleled at 762 Harts Gardens Lane, Fort Collins, CO. This custom-built 2023 residence by Aliversa Home Builders, designed by renowned architect David Hueter, is the epitome of elegant living. Spanning 3,500 square feet all above grade, this exquisite home sits on a substantial lot backing to community held open space and the Poudre River, offering a harmonious blend of luxury, comfort, privacy, nature and seclusion, deceptively close to Old Town Fort Collins. The grand entrance is marked by a custom 9' x 4' Iron Door, adorned with Emtek hardware. Inside, bask in the brilliance of lighting fixtures from design luminaries like Julie Neill, Restoration Hardware, and Ralph Lauren. The main floor boasts soaring ceilings of up to 21.5 feet, complemented by floor-to-ceiling thin profile windows by Lincoln, equipped with Hunter Douglas power shades for your convenience. The kitchen is a culinary dream, featuring custom Kamtz Walnut Cabinetry, a 72" LaCanche Chany 1800 Range, and top-of-the-line Sub-Zero refrigeration. Entertain effortlessly in the dining area, enhanced by Hanstone quartz counters and walnut accents. Retreat to the primary suite with a private sitting room, outdoor access, and a lavish en-suite with a dual-sided fireplace and heated floors. Upstairs, a living area with kitchenette with beverage refrigerator, and sink complement a built-in office area, juliet balcony and media area. Two large bedrooms staged with king sized beds, a



REcolorado

guest bath with double sink and a rooftop deck with breathtaking views. The garage is heated with 2 electrical vehicle charging outlets and the crawl space is dried in with concrete and 5' ceiling for shortage. 3 temperature zone run off of 2 Carrier Infinity HVAC systems for efficiency and comfort. This prestigious property is nestled within a private community boasting 9 acres of open space, walking trails, orchard, community garden, central park and access to the Poudre River Trail.

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Listing Courtesy of Compass - Boulder

Built in 2023

Essential Information

MLS® #	IR1036295
Price	\$3,250,000
Bedrooms	3
Bathrooms	3.00
Full Baths	1
Half Baths	1
Square Footage	3,564
Acres	0.16
Year Built	2023
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Community Information

Address	762 Harts Gardens Lane
Subdivision	Pateros Creek
City	Fort Collins
County	Larimer
State	CO
Zip Code	80521

Amenities

Amenities	Park, Trail(s)
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Utilities	Cable Available, Electricity Available, Internet Access (Wired), Natural Gas Available
Parking Spaces	2
Parking	Heated Garage, Oversized Door
# of Garages	2
View	Mountain(s), Water
Is Waterfront	Yes
Waterfront	Stream

## Interior

Interior Features	Five Piece Bath, Kitchen Island, Open Floorplan, Pantry, Radon Mitigation System, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Dishwasher, Dryer, Freezer, Microwave, Oven, Refrigerator, Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, Primary Bedroom
Stories	Two

## Exterior

Exterior Features	Balcony
Lot Description	Level, Open Space
Windows	Double Pane Windows, Window Coverings
Roof	Composition, Metal

## School Information

District	Poudre R-1
Elementary	Putnam
Middle	Lincoln
High	Poudre

## Additional Information

Date Listed	June 9th, 2025
Zoning	RES

