



**18628 Hill Lake Drive**  
**Johnstown, CO 80534**  
**[www.18628HillLakeDr.com](http://www.18628HillLakeDr.com)**

# FEATURES

## INTERIOR

- ◆ Hickory wood flooring throughout including stairs
- ◆ Solid wood doors
- ◆ Central vacuum w/ dustpan( under island)
- ◆ New color adjustable cam lighting
- ◆ New Energy Efficient Furnace 2024
- ◆ Interior painted 2023
- ◆ Heated floor in primary bath suite
- ◆ New sink in half bath
- ◆ New tile in laundry room 2024
- ◆ New ½ bath floor 2023
- ◆ New smoke detectors
- ◆ Built secured storage room in basement
- ◆ Added humidifier on furnace

## KITCHEN

- ◆ New ovens & cook top 2020
- ◆ New dishwasher 2021
- ◆ New quartz countertops & back splash 2023
- ◆ New microwave 2024

## EXTERIOR

- ◆ New screens on all windows
- ◆ Outdoor kitchen w/ pizza oven and fire pit
- ◆ New outdoor fridge 6/2024
- ◆ Vibrant outdoor lighting
- ◆ Exterior trim painted/ caulked
- ◆ Well maintained, mature landscaping
- ◆ New garage weather stripping on garage
- ◆ Garage painted 2024

## 30'x40' SHOP (1200sf)

- ◆ Vehicle lift for auto repair/rebuilding
- ◆ Insulated, new OSB and heated
- ◆ 480sf loft for storage

## MISCELLANEOUS

- ◆ No Metro Tax
- ◆ Minutes from new Bella Ridge golf course (under construction)
- ◆ Just south of Hill Lake
- ◆ **Tracks behind property only used 3-4 times weekly by Home Depot to move product. Train only 4-6 cars long.**

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PINE VIEW  
PROPERTIES