

Home data report

390 Kansas Avenue, Berthoud, Larimer County, Colorado, United States, 80513



Total Area: 2394 sq. ft

1st Floor: 978 sq. ft, 2nd Floor: 1416 sq. ft

Excluded: Garage 635 sq. ft, Covered deck 374 sq. ft, Walls: 201 sq. ft

Property summary

 **2**
Floors

 **3**
Bedrooms

 **2**
Bathrooms

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 1
Half baths

 2
Garages

Home data report

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Room dimensions

Floor 1

Total: 978sqft Excluded: 1009sqft

#		Dimensions	sqft	Counted as living area
1	Living Room	16'7" x 15'2"	251 sq. ft	Yes
2	Hall	6'3" x 11'4"	70 sq. ft	Yes
3	Covered Deck	37'3" x 10'0"	373 sq. ft	No
4	Garage	19'10" x 22'1"	437 sq. ft	No
5	Bath	5'3" x 7'5"	39 sq. ft	Yes
6	Foyer	11'0" x 9'8"	107 sq. ft	Yes
7	Pantry	4'1" x 3'11"	16 sq. ft	Yes
8	Office	10'5" x 12'9"	133 sq. ft	Yes
9	Dining Area	10'6" x 15'2"	159 sq. ft	Yes
10	Garage	9'5" x 21'0"	198 sq. ft	No
11	Utility	5'3" x 3'8"	19 sq. ft	Yes

Scan captured on Fri, 06 Feb 2026 01:00:48 GMT

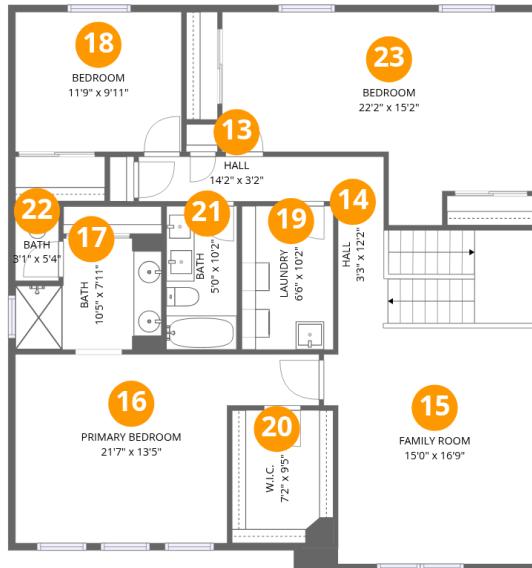
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#		Dimensions	sqft	Counted as living area
12	Kitchen	9'10" x 15'1"	148 sq. ft	Yes

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Room dimensions

Floor 2

Total: 1416sqft Excluded: 0sqft

#		Dimensions	sqft	Counted as living area
13	Hall	14'2" x 3'2"	45 sq. ft	Yes
14	Hall	3'3" x 12'2"	39 sq. ft	Yes
15	Family Room	15'0" x 16'9"	251 sq. ft	Yes
16	Primary Bedroom	21'7" x 13'5"	289 sq. ft	Yes
17	Bath	10'5" x 7'11"	82 sq. ft	Yes
18	Bedroom	11'9" x 9'11"	117 sq. ft	Yes
19	Laundry	6'6" x 10'2"	67 sq. ft	Yes
20	W.I.C.	7'2" x 9'5"	68 sq. ft	Yes
21	Bath	5'0" x 10'2"	51 sq. ft	Yes
22	Bath	3'1" x 5'4"	16 sq. ft	Yes
23	Bedroom	22'2" x 15'2"	336 sq. ft	Yes

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1 Floor 1 - Living Room



Dimensions: 16'7" x 15'2"
Area: 251 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

2 Floor 1 - Hall



Dimensions: 6'3" x 11'4"
Area: 70 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

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3 Floor 1 - Covered Deck



Dimensions: 37'3" x 10'0"
Area: 373 sq. ft
Counted as living area: No

Heated: No
Finished: No
Enclosed: No
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

4 Floor 1 - Garage



Dimensions: 19'10" x 22'1"
Area: 437 sq. ft
Counted as living area: No

Heated: No
Finished: No
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

5 Floor 1 - Bath



Dimensions: 5'3" x 7'5"
Area: 39 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: Yes
Addition: No
Conversion: No

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6 Floor 1 - Foyer



Dimensions: 11'0" x 9'8"
Area: 107 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

7 Floor 1 - Pantry



Dimensions: 4'1" x 3'11"
Area: 16 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

8 Floor 1 - Office



Dimensions: 10'5" x 12'9"
Area: 133 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

390 Kansas Avenue, Berthoud, Larimer County, Colorado, United States, 80513

9 Floor 1 - Dining Area



Dimensions: 10'6" x 15'2"
Area: 159 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

10 Floor 1 - Garage



Dimensions: 9'5" x 21'0"
Area: 198 sq. ft
Counted as living area: No

Heated: No
Finished: No
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

11 Floor 1 - Utility



Dimensions: 5'3" x 3'8"
Area: 19 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

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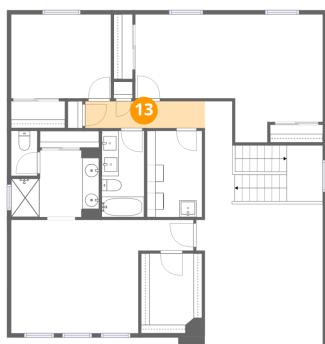
12 Floor 1 - Kitchen



Dimensions: 9'10" x 15'1"
Area: 148 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

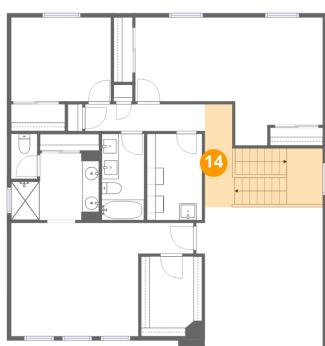
13 Floor 2 - Hall



Dimensions: 14'2" x 3'2"
Area: 45 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

14 Floor 2 - Hall

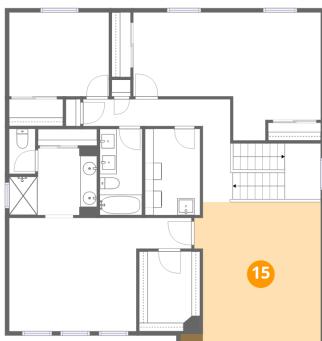


Dimensions: 3'3" x 12'2"
Area: 39 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

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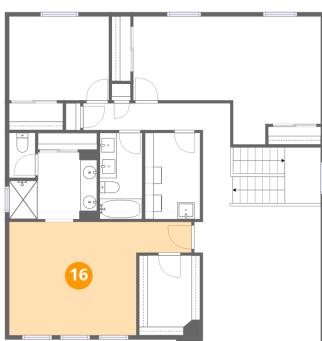
15 Floor 2 - Family Room



Dimensions: 15'0" x 16'9"
Area: 251 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

16 Floor 2 - Primary Bedroom



Dimensions: 21'7" x 13'5"
Area: 289 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

17 Floor 2 - Bath



Dimensions: 10'5" x 7'11"
Area: 82 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: Yes
Addition: No
Conversion: No

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18 Floor 2 - Bedroom



Dimensions: 11'9" x 9'11"
Area: 117 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

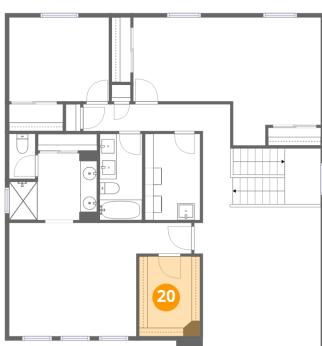
19 Floor 2 - Laundry



Dimensions: 6'6" x 10'2"
Area: 67 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

20 Floor 2 - W.I.C.



Dimensions: 7'2" x 9'5"
Area: 68 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

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21 Floor 2 - Bath



Dimensions: 5'0" x 10'2"
Area: 51 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: Yes
Addition: No
Conversion: No

22 Floor 2 - Bath



Dimensions: 3'1" x 5'4"
Area: 16 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: Yes
Addition: No
Conversion: No

23 Floor 2 - Bedroom



Dimensions: 22'2" x 15'2"
Area: 336 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No