



1363 Arthur Ave. Loveland, CO 80537





Duplex Near Lake Loveland - Perfect for House Hacking

Welcome to 1363 Arthur Avenue, Loveland, CO — a rare duplex investment opportunity perfectly positioned for both owner-occupants and savvy investors. Located within walking distance to Lake Loveland and Sprouts Farmers Market, this property also offers a less than 10-minute drive to Boyd Lake State Park and Horseshoe Lake, making it ideal for tenants and homeowners who value outdoor recreation and convenience.

Both units feature hardwood floors throughout, adding timeless character and long-term durability. The layout offers immediate flexibility: one side is tenant-occupied, providing instant rental income, while the other side is vacant and move-in ready. This property is perfect for house hacking — purchase with as little as 5% down, live in one unit, and rent out the other to offset or dramatically reduce your monthly housing costs while building long-term equity. Whether you're a first-time investor or looking to expand your multifamily portfolio, this duplex offers a strong blend of cash flow, location, and lifestyle appeal.

Opportunities like this in central Loveland don't last — especially with walkability, rental demand, and low-down-payment potential all in one package.

www.1363Arthur.com

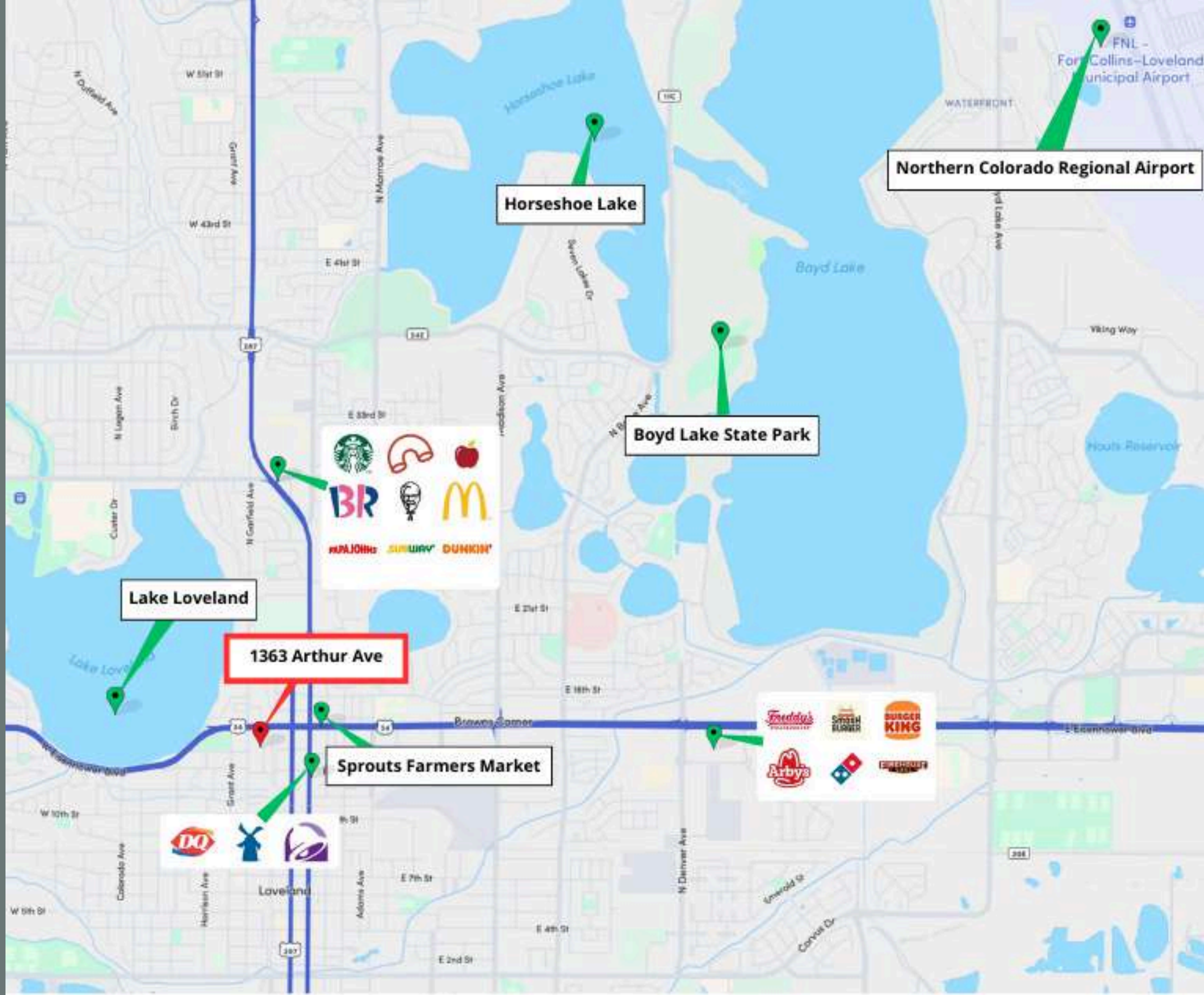
PROPERTY PHOTOS



Unit 1365

FLOOR PLAN





FNL - Fort Collins-Loveland Municipal Airport

Northern Colorado Regional Airport

Horseshoe Lake

Boyd Lake State Park

Lake Loveland

1363 Arthur Ave

Sprouts Farmers Market





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Property Description

Beds: 4

Baths: 2

Year Built: 1959

Total SF: 1,152

Parking: 4 Off-Street Spaces

Special Features

- Hardwood floors throughout both units
- One unit tenant-occupied, one unit vacant
- Ideal for house hacking or income property
- Purchase with as little as 5% down
- Walking distance to Lake Loveland
- Steps from Sprouts Farmers Market
- 5-minute drive to Boyd Lake
- 8-minute drive to Horseshoe Lake

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