



SqFt & Living Space

| | | | | | |
|---------------------|------------------|-------------------------|-------------|-----------------------|----------------|
| Upper SqFt: | | Kitchen: | 16x12 | Basement: | Full, Walk-Out |
| Main SqFt: | 2,158 | Dining Rm: | 19x13 | Bsmt Fin: | Open |
| Lower SqFt: | | Living Rm: | | Date Measured: | |
| SqFt: | 2,158 | Mstr Bed: | 16x14 M | Measured By: | Plans |
| Bsmt SqFt: | | Family Rm: | 15x15 M | | |
| Total SqFt: | 4,316 | Study/Den: | | | |
| Fin SqFt : | 2,158 | Laundry Loc: | M | | |
| Upper Beds: | | Upper Baths: | | | |
| Main Beds: | 3 | Main Baths: | 2 F,T | | |
| Lower Beds: | | Lower Baths: | | | |
| Bsmt Beds: | | Bsmt Baths: | | | |
| Bedrooms: | 3 | Bathrooms: | 2 | | |
| Car Storage: | Garage, Attached | Fireplace Loc: | Living Room | | |
| Car Spaces: | 3 | # of Fireplaces: | 1 | | |

Structural & Land Features

| | | | |
|----------------------|------------------|--------------------|---------|
| Type: | Detach Singl Fam | Year Built: | 2002 |
| Style: | Ranch/One-Story | Lot Size: | OPEN SP |
| Architecture: | Contemporary | Acres: | .26 |
| Construction: | Stucco | | |
| Builder: | GENESEE | | |
| Model: | FRONT PORCH ALSO | | |
| Roofing: | Comp Shingles | | |
| Subfloor: | Slab | | |
| Horses: | | | |

Property Features

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| Description: | Air Cond-Central, Backs to Greenbt, Cul-De-Sac, Dbl Pane Windows, Deck, Disposal, Dishwasher, Formal Dining, Garden Area, Garage Dr Opener, High Spd Access, Landscaped Prof, Master Bathroom, Master Suite, Newer Carpet, Newer Paint, Pet Free, Quick Possession, Smoke Free, Sprinkler, Vaulted Ceiling, View Mountains, Wood Floors, Walk-In Closets, Wall/Wall Carpet |
| Public Remarks: | PROBABLY HAS THE SINGLE BEST LOCATION IN THE ENTIRE AREA. PRESTINE CONDITION & MORE CLEAN THAN ANY OTHERS 4SURE! RANCH STYLE WITH LIST OF UPGRADES. THE BIGGEST DECK IN THE COMMUNITY W/ IDEAL SUN-OPENSPACE-VIEWS! UNFINISHED BASEMENT HERE-STORAGE/FINISH IT! |
| Broker Remarks: | REMARKABLE HOME & LOCATION W/ SINGLE LEVEL LIVING! 3 CAR GARAGE.DECK & FRONT PORCH TOO |

Location Information

| | | | | | |
|--------------------|---|------------------------|--------------|---------------------|---------|
| County: | Jefferson | N/S Dir/Num: | Out of Metro | Map/Section: | 279 N |
| PIN: | 700403301124 | E/W Dir/Num: | Out of Metro | Faces: | NW |
| Area: | JFW Jeff West/golden | Unincorporated: | Yes | Zoned: | RES |
| Sub Area: | EAGLE RIDGE, STONEBRIDGE | | | Taxes: | \$3,260 |
| Directions: | 6TH AVENUE WEST OF I-70 THEN LEFT AT LIGHT ONTO HERITAGE ROAD THEN RIGHT ON EAGLE RIDGE ROAD THEN 2ND LEFT ONTO RABBIT RUN DR TO THE END. YOU ARE NOW AT THE BEST LOT IN EAGLE RIDGE/STONEBRIDGE & GREAT HOUSE TOO! | | | | |

Utilities

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|---------------|-----------------|-----------------------|--------|
| Heat: | Gas, Forced Air | Avg Utilities: | \$140 |
| Water: | Public | Sewer: | Public |

Community Information

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|-----------------------|----------------------|-------------------------|------------------|
| HOA Name: | STONEBRIDGE AT EAGLE | School District: | Jefferson County |
| HOA Phone: | 303-233-4646 | Elementary: | Shelton (9567) |
| HOA Quoted: | \$154, Quarterly | Junior High: | Bell (9720) |
| Multiple HOAs: | | Senior High: | Golden (9945) |
| HOA Includes: | Trash Removal | | |

Contract Information

| | | | |
|-------------------------|--|------------------------|----------|
| Terms: | Conventional, Cash | | |
| Addl Terms: | BEST LOCATION RANCH STYLE | Buy Agent: | 2.80 |
| Min Earnest: | \$8,000 | Trans Br: | 2.80 |
| Earnest Ck To: | RE/MAX PROFESSIONALS, INC. | Buy Br Pd By: | |
| Possession: | 72 HOURS AFTER CLOSE NO EXCEPTION | Var Comm: | No |
| Loan Bal 1: | | Curr List Date: | 07/02/08 |
| Previous Price: | | Orig List Date: | 07/02/08 |
| Orig List Price: | \$539,000 | Current DOM: | 2 |
| Exclusive: | Exclusive Right | Total DOM: | 2 |
| Exclusions: | STAIN GLASS HANGING LAMP IN BREAKFAST NOOK | | |
| Legal: | EAGLE RIDGE FLG #1 BLK: 002 LOT: 0032 | | |

Broker Information

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|--------------------|--------------|------------------------|--------------------------|
| Name: | Dave Kellogg | Listing Office: | RE/MAX PROFESSIONALS INC |
| Agent Ph: | 303-670-8606 | Office ID: | REM13 |
| Office Ph: | 303-985-4555 | Email: | IDOLALI@AOL.COM |
| Fax: | 303-985-2543 | Website: | www.davekellogg.com |
| Showing Ph: | 303-985-4555 | | |

Sold Information

| | | | | | |
|------------------------|--|--------------------------|--|-----------------------|--|
| Sold Price: | | Seller Type: | | Loan Amount: | |
| Contract Date: | | Concession Amt: | | Interest Rate: | |
| Sold Date: | | Concession Type: | | | |
| Sold Term: | | Seller DP Assist: | | | |
| Selling Off ID: | | Selling Office: | | | |
| Selling Br ID: | | Selling Broker: | | | |

