

Upper SqFt:  
 Main SqFt:  
 Lower SqFt: \_\_\_\_\_ PSF  
 SqFt: 3,679 \$200  
 Bsmt SqFt: 993  
 Total SqFt: 4,672  
 Fin SqFt : 4,672 \$157  
 Upper Beds: 2  
 Main Beds: 2  
 Lower Beds:  
 Bsmt Beds: \_\_\_\_\_  
 Bedrooms: 4  
 Car Storage: Garage,Detached,Oversized  
 Car Spaces: 3

Kitchen: 24x14  
 Dining Rm: 17x14  
 Living Rm: 24x20  
 Mstr Bed: 20x14 U  
 Family Rm: 20x15 M  
 Study/Den: 17x10 U  
 Laundry Loc: M  
 Upper Baths: 2 F,T  
 Main Baths: 3 H,H,F  
 Lower Baths:  
 Bsmt Baths: 1 F  
 Bathrooms: 6



Basement: Partial, Garden Level  
 Bsmt % Fin: Fully (100)%  
 Date Measured:  
 Measured By: County Records  
 Fireplace Loc: Living Room,Family Room  
 # of Fireplaces: 3  
 Year Built: 1971  
 Lot Size: 51183  
 Acres: 1.18

Type: Detached Single Family  
 Style: Two Story  
 Architecture: Mountain Contemporary  
 Construction: Frame/Rock  
 Builder:  
 Model:  
 Roofing: Composition Shingles  
 Subfloor:  
 Horses:

Description: Ceiling Fan,Corner,Cul-De-Sac,Dishwasher,Eating Space/Kitchen,Five Piece Bath,Formal Dining,Garage Door Opener,Golf Community,Jack & Jill Bath,Kitchen Island,Master Bathroom,Master Suite,Quick Possession,Refrigerator,Updated,Vaulted Ceiling,View Mountains,Walk-In Closets,Wet Bar,Work Shop

Public Remarks: BARGAIN IN HIWAN GOLF CLUB. PREFORECLOSURE!2007 PURCHASE WITH IMPROVEMENTS MADE NOWOFFERED FOR LESS THAN PURCHASE PRICE!NEED FINISHES THROUGHOUT. IMPRESSIVE EXTERLARGE LOT WITH ROCK OUTCROPPINGS AND TREESA BARAGIN TO BE HAD HERE.

Broker Remarks: HIWAN CLUBMEMBERS DELIGHT - LOCATION, LOCATION, LOCATION... OPPORTUNITY

County: Jefferson N/S Dir/Num: Out Of Metro Map/Section: 306 S  
 PIN: 710429499002 E/W Dir/Num: Out Of Metro Faces: Southwest  
 Area: MEN Mtn Evergreen N Unincorporated: Zoned: MR1  
 Sub Area: HIWAN FIRST FLG Taxes: \$5,691  
 Directions: HIWAY 74 (EVERGREEN PKWY) TO MAIN ENTERANCETO HIWAN (BROOKLINE ROAD) GO TO END ANDTAKE RIGHT ONTO HIWAN DR THEN AT STOP SIGNGO STRAIGHT ONTO CLUBHOUSE LANE. HOUSE ISON THE LEFT

Heat: Gas, Forced Air Avg Utilities:  
 Water: Public Sewer: Public  
 HOA Name: HIWAN School District: Jefferson County  
 HOA Phone: Elementary: Berben Meadow/Valley  
 HOA Quoted: \$100, Annual Junior High: Evergreen  
 Multiple HOAs: Senior High: Evergreen  
 HOA Includes:

Terms: Conventional,Cash,Short Sale  
 Addl Terms: PREFORECLOSURE OPPORTUNITY  
 Min Earnest: \$10,000  
 Earnest Ck To: RE/MAX PROFESSIONALS, INC  
 Possession: DACADOD

Loan Bal 1:  
 Previous Price:  
 Orig List Price: \$735,000  
 Exclusive: Exclusive Right  
 Exclusions: NONE  
 Legal: HIWAN FIRST FLG LOT: 0064

Prospect Res: No  
 Limited Service: No  
 Entry Only: No

Buy Agent: 2.80  
 Trans Br: 2.80  
 Buy Br Pd By:  
 Var Comm: No  
 Curr List Date: 09/10/09  
 Orig List Date: 09/10/09  
 Current DOM: 3  
 Total DOM: 3

Name: DAVE KELLOGG Listing Office: RE/MAX PROFESSIONALS  
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