



SqFt & Living Space

Upper SqFt:		Kitchen:	13x11	Basement:	Partial
Main SqFt:	1,903	Dining Rm:	14x12	Bsmt Fin:	(75)%
Lower SqFt:		Living Rm:	24x15	Date Measured:	01/16/09
SqFt:	1,903	Mstr Bed:	18x13 M	Measured By:	County
Bsmt SqFt:	1,891	Family Rm:	20x19 L		
Total SqFt:	3,794	Study/Den:	15x11 M	Walk Score:	42
Fin SqFt :	3,321	Laundry Loc:	L		

Upper Beds:		Upper Baths:	
Main Beds:	2	Main Baths:	2 F,T
Lower Beds:	3	Lower Baths:	2 H,F
Bsmt Beds:		Bsmt Baths:	
Bedrooms:	5	Bathrooms:	4

Car Storage:	Garage,Attached	Fireplace Loc:	Living Room,Family Room
Car Spaces:	2	# of Fireplaces:	2

Structural & Land Features

Type:	Detached Single Family	Year Built:	1971
Style:	Ranch/One-Story	Lot Size:	USABLE!
Architecture:	Mountain Contemporary	Acres:	.8
Construction:	Frame		
Builder:	BRANCH		
Model:	RANCH STYLE		
Roofing:	Composition Shingles		
Subfloor:			
Horses:			

Property Features

Description:	Cable Available,Cable Installed,Deck,Dryer,Disposal,Dishwasher,Eating Space/Kitchen,Formal Dining,Golf Community,Garage Door Opener,High Speed Access,Master Bathroom,Master Suite,Quick Possession,Refrigerator,Smoke Free,Stove/Range/Oven,Updated,Vaulted Ceiling,View Mountains,Washer,Window Coverings,Wood Floors,Walk-In Closets,Work Shop,Wall to Wall Carpet
Public Remarks:	IDEAL SIZE RANCH STYLE HOME W/ GREAT SOUTH EXPOSURE AND VIEWS AND NICELY TREED LOT. GENEROUS ROOM SIZES WITH OPEN LAYOUT AND VAULTED CEILINGS. GRANITE KITCHEN W/ PANTRY & BREAKFAST NOOK & PHONE STATION. TWO BEDS & STUDY ON MAIN LEVEL! VERY NICE CONDITION
Broker Remarks:	BEST VALUE IN MEN FOR RANCH STYLE HOME UNDER \$600,000! COME SEE AND COMPARE.

Location Information

County:	Jefferson	N/S Dir/Num:	Out Of Metro	Map/Section:	306 T
PIN:	710433205002	E/W Dir/Num:	Out Of Metro	Faces:	Northwest
Area:	MEN Mtn Evergreen N	Unincorporated:	Yes	Zoned:	OLF
Sub Area:	HIWAN GOLF CLUB			Taxes:	\$3,965
Directions:	.				

Utilities

Heat:	Gas, Forced Air	Avg Utilities:	\$159
Water:	Public	Sewer:	Public

Community Information

HOA Name:	HIWAN HOMEOWNERS	School District:	Jefferson County
HOA Phone:		Elementary:	Bergen Valley
HOA Quoted:	\$100, Annual	Junior High:	Evergreen
Multiple HOAs:	No	Senior High:	Evergreen
HOA Includes:			

Contract Information

Terms:	Conventional,Cash		
Addl Terms:		Buy Agent:	2.80
Min Earnest:	\$10,000	Trans Br:	2.80
Earnest Ck To:	REMAX PROFESSIONALS INC.	Buy Br Pd By:	
Possession:	72 HOURS AFTER CLOSING EXCEPTION	Var Comm:	No
Loan Bal 1:		Curr List Date:	01/16/09
Previous Price:		Orig List Date:	01/16/09
Orig List Price:	\$525,000	Current DOM:	53
Exclusive:	Exclusive Right	Total DOM:	53
Exclusions:	NONE		
Legal:	HIWAN 2ND FLG LOT: 0132		

Broker Information

Name:	Dave Kellogg	Listing Office:	RE/MAX PROFESSIONALS INC - 13
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:	0.00%
Sold Date:		Concession Type:			
Sold Term:		Seller DP Assist:			
Selling Off ID:		Selling Office:			
Selling Br ID:		Selling Broker:			

