



**SqFt & Living Space**

<b>Upper SqFt:</b>	1,676	<b>Kitchen:</b>	18x13	<b>Basement:</b>	Partial, Walk-Out
<b>Main SqFt:</b>	1,896	<b>Dining Rm:</b>	20x11	<b>Bsmt Fin:</b>	Fully (100)%
<b>Lower SqFt:</b>		<b>Living Rm:</b>	17x14	<b>Date Measured:</b>	
<b>SqFt:</b>	3,624	<b>Mstr Bed:</b>	18x13 U	<b>Measured By:</b>	County Records
<b>Bsmt SqFt:</b>	1,664	<b>Family Rm:</b>	17x13 M	<b>Walk Score™ :</b>	43
<b>Total SqFt:</b>	5,168	<b>Study/Den:</b>	14x10 U		
<b>Fin SqFt :</b>	5,168	<b>Laundry Loc:</b>	M		
<b>Upper Beds:</b>	4	<b>Upper Baths:</b>	2 FF		
<b>Main Beds:</b>		<b>Main Baths:</b>	1 H		
<b>Lower Beds:</b>		<b>Lower Baths:</b>			
<b>Bsmt Beds:</b>	1	<b>Bsmt Baths:</b>	1 F		
<b>Bedrooms:</b>	5	<b>Bathrooms:</b>	4		
<b>Car Storage:</b>	Garage,Attached,Oversized			<b>Fireplace Loc:</b>	Living Room,Master Bedroom
<b>Car Spaces:</b>	3			<b># of Fireplaces:</b>	3

**Structural & Land Features**

<b>Type:</b>	Detached Single Family	<b>Year Built:</b>	1982
<b>Style:</b>	Two Story	<b>Lot Size:</b>	13983
<b>Architecture:</b>	Mountain Contemporary	<b>Acres:</b>	.32
<b>Construction:</b>	Frame/Rock		
<b>Builder:</b>			
<b>Model:</b>			
<b>Roofing:</b>	Composition Shingles		
<b>Subfloor:</b>	Slab		
<b>Horses:</b>			

**Property Features**

**Description:** Balcony,Backs to Open Space,Double Pane Windows,Deck,Dishwasher,Eating Space/Kitchen,Formal Dining,Fence,Five Piece Bath,Golf Community,Garage Door Opener,High Speed Access,Master Suite,Quick Possession,Smoke Free,Skylights,Sprinkler,Tile Floor,Updated,Vaulted Ceiling,View Mountains,Walk-In Closets,Work Shop,Wall to Wall Carpet

**Public Remarks:** AN AREA FAVORITE FOR LOOK AND LOCATION BEAM N GROUTLESS LOOK RIVER ROCK ON LAKE! UNIQUE N GREAT CHARACTER WITH 4 BEDS UP! OUTSTANDING LAKE VIEWS FM MOST OF THE HOME. THE QUALITY N APPEAL WILL IMPRESS ALL. OWNER HAS STOCKED FISH IN LAKE U CAN 2.

**Broker Remarks:** NOT YOUR EVERYDAY LISTING. IT'S SPECIAL. COMPETITIVELY PRICED MOTIVATED 4 THE SALE.

**Location Information**

<b>County:</b>	Jefferson	<b>N/S Dir/Num:</b>	Out Of Metro	<b>Map/Section:</b>	305 M
<b>PIN:</b>	710420403055	<b>E/W Dir/Num:</b>	Out Of Metro	<b>Faces:</b>	South
<b>Area:</b>	MEN Mtn Evergreen N	<b>Unincorporated:</b>	No	<b>Zoned:</b>	MR-1
<b>Sub Area:</b>	HIWAN SIXTH FLG			<b>Taxes:</b>	\$4,980
<b>Directions:</b>	.				

**Utilities**

<b>Heat:</b>	Gas, Hot Water	<b>Avg Utilities:</b>	\$168
<b>Water:</b>	Public	<b>Sewer:</b>	Public

**Community Information**

<b>HOA Name:</b>	STERLING MANAGEMENT	<b>School District:</b>	Jefferson County
<b>HOA Phone:</b>	720-338-0261	<b>Elementary:</b>	Bergen Meadow/Valley
<b>HOA Quoted:</b>	\$250, Annual	<b>Junior High:</b>	Evergreen
<b>Multiple HOAs:</b>	No	<b>Senior High:</b>	Evergreen
<b>HOA Includes:</b>			

**Contract Information**

<b>Terms:</b>	Conventional,Cash		
<b>Addl Terms:</b>		<b>Buy Agent:</b>	2.80
<b>Min Earnest:</b>	\$10,000	<b>Trans Br:</b>	2.80
<b>Earnest Ck To:</b>	RE/MAX PROFESSIONALS	<b>Buy Br Pd By:</b>	
<b>Possession:</b>	72 HOURS AFTER 100% CLOSE	<b>Var Comm:</b>	No
<b>Loan Bal 1:</b>		<b>Curr List Date:</b>	05/07/10
<b>Previous Price:</b>	\$650,000	<b>Limited Service:</b>	No
<b>Orig List Price:</b>	\$690,000	<b>Entry Only:</b>	No
<b>Exclusive:</b>	Exclusive Right	<b>Orig List Date:</b>	05/07/10
<b>Exclusions:</b>	LIGHT FIXTURE OVER BAR, REFRIGERATOR, COAT HOOK UNIT IN MASTER, DRYER,WASHER		
<b>Legal:</b>	HIWAN SIXTH FLG LOT: 0507		
		<b>Current DOM:</b>	95
		<b>Total DOM:</b>	95

**Broker Information**

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

**Sold Information**

<b>Sold Price:</b>		<b>Seller Type:</b>		<b>Loan Amount:</b>	
<b>Contract Date:</b>		<b>Concession Amt:</b>		<b>Interest Rate:</b>	%
<b>Sold Date:</b>		<b>Concession Type:</b>			
<b>Sold Term:</b>		<b>Seller DP Assist:</b>			
<b>Selling Off ID:</b>		<b>Selling Office:</b>			
<b>Selling Br ID:</b>		<b>Selling Broker:</b>			

