

Upper SqFt:  
Main SqFt:  
Lower SqFt: \_\_\_\_\_ PSF  
SqFt: 1,347 \$148  
Bsmt SqFt:  
Total SqFt: 1,347  
Fin SqFt : 1,347 \$148  
Upper Beds:  
Main Beds: 3  
Lower Beds:  
Bsmt Beds: \_\_\_\_\_  
Bedrooms: 3  
Car Storage: Garage, Detached, Oversized  
Car Spaces: 3

Kitchen:  
Dining Rm:  
Living Rm:  
Mstr Bed: M  
Family Rm: M  
Study/Den:  
Laundry Loc: M  
Upper Baths:  
Main Baths: 2 FF  
Lower Baths:  
Bsmt Baths: \_\_\_\_\_  
Bathrooms: 2



Basement: None  
Bsmt % Fin: (0)%  
Date Measured: 06/29/09  
Measured By: County Records  
Fireplace Loc:  
# of Fireplaces:  
Year Built: 1942  
Lot Size: 13640  
Acres: .31

Type: Detached Single Family  
Style: Ranch/1 Story  
Architecture: Traditional  
Construction: Frame  
Builder:  
Model:  
Roofing: Composition Shingles  
Subfloor:  
Horses:

Description: Cable Available, No Covenants, Double Pane Windows, Dryer, Disposal, Dishwasher, Eating Space/Kitchen, Fence, Refrigerator, Remodeled, Smoke Alarm, Self-Cleaning Oven, Stove/Range/Oven, View Mountains, Washer, Window Coverings, Wall to Wall Carpet  
Public Remarks: THIS HOME IS ZONED C-1 COMMERCIAL. GREAT PLACE TO LIVE AND RUN A SMALL BUSINESS RIGHT OFF S. GOLDEN RD. LARGE MASTER BEDROOM ADDITION. USE AS RESIDENCE OR COMMERCIAL. CHECK WITH CITY ON YOUR USE OF PROPERTY FOR CONFIRMATION  
Broker Remarks: THIS ONE HAS TO GO. ACCEPTING ALL OFFERS LEASE SIGNED BUT WILL BREAK LEASE

County: Jefferson  
PIN: 700401214009  
Area: JFW Jeff West/golden  
Sub Area: HAPPY VALLEY ACRES  
Directions: S. GOLDEN RD. AND ORION ST.

N/S Dir/Num: Out Of Metro  
E/W Dir/Num: Out Of Metro  
Unincorporated:

Map/Section: 280 J  
Faces: West  
Zoned: C-1  
Taxes: \$1,087

Heat: Gas, Forced Air  
Water:

Avg Utilities:  
Sewer:  
School District: Jefferson County  
Elementary: Pleasant View  
Junior High: Bell  
Senior High: Golden

HOA Name:  
HOA Phone:  
HOA Quoted:  
Multiple HOAs: No  
HOA Includes:

Terms: Conventional, FHA, VA, Cash  
Addl Terms:  
Min Earnest: \$2,000  
Earnest Ck To: First American Title Insurance Company  
Possession: Negotiable  
Loan Bal 1:  
Previous Price: \$199,000  
Orig List Price: \$225,000  
Exclusive: Exclusive Right  
Exclusions: NONE  
Legal: HAPPY VALLEY ACRES LOT: 0003

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: 07/09/09  
Orig List Date: 07/09/09  
Current DOM: 179  
Total DOM: 179

Name: FRAN SCHNEIDER  
Agent Ph: 303-216-1635  
Office Ph: 303-277-1322  
Fax: 303-277-1326  
Showing Ph: 303-277-1322

Listing Office: RE/MAX AFFILIATES  
Office ID: REM16  
Email: FSCHNEIDERCCIM@HOTMAIL.COM  
Website: WWW.REALESTATEINVESTMENTSFORYOU.COM