



Address: 18915 W 55TH Cir **Property Type:** Residential **List:** \$650,000
Listing #: 934883 **Status:** Active **PSF:** \$189.39 **Fin PSF:** \$189.39

Status Conditions: Accepting Offers

Approval Conditions: N/A

Area: JFW Jeff West/golden

Type: Detached Single Family

Style: Two Story

Faces: North

NS Direction: Out Of Metro **#:**

EW Direction: Out Of Metro **#:**

Map / Section: 249 F

HOA Name: Hammersmith

HOA Phone: 303-980-0700

HOA Quoted: \$104, Monthly

Multiple HOAs: No

HOA Includes: Community Pool,Snow Removal,Trash Removal,Grounds Maintenance

PIN: 700315201027

Sub Area: TABLEROCK (MINOR AMENDMENT)

Architecture: Traditional

Construction: Frame/Brick

Roofing Material: Composition Shingles

Car Storage: Garage,Attached,Tandem

Car Spaces: 3

School District: Jefferson County

Elementary: Fairmount

Junior High: Bell

Senior High: Golden

Seller Type: Individual

County: Jefferson

City: Golden

Zip: 80403

Year Built: 2006

Builder: Lennar

Model: Bandiera

Lot Size: 25679

Acres: .59

Zoned: Res

Taxes: \$7,077

Unincorporated:

Horses:

	TOTAL	UPPER	MAIN	LOWER	BASEMENT
Bedrooms	5	4	1		
Bathrooms	4	FFF	T		
Square Feet	3,432				1,663
Finished Sq Ft Total:	3,432	Total Sq Ft: 5,095		Date Measured: 05/12/10	
Basement: Full		Bsmt Finished: Open		Bsmt % Finished: 0	

Master Bedroom:	25x18	Upper	Living Room:	14x13	Water: Public
Family Room:	18x17	Main	Dining Room:	14x12	Sewer: Public
Study / Den:			Kitchen:	28x12	
Laundry Loc:	Upper		Heat:	Gas, Forced Air	
# of Fireplaces:	1		Avg Utilities:		
Fireplace Loc:	Family Room		Subfloor:	Slab	

Description: Air Condition-Central,Ceiling Fan,Covered Patio,Cook Top,Double Pane Windows,Double Oven,Dishwasher,Eating Space/Kitchen,Formal Dining,Fence,Fireplace Insert,Five Piece Bath,Garage Door Opener,Great Room,Humidifier,Kitchen Island,Landscaped Prof,Master Bathroom,Master Suite,Newer Carpet,Newer Paint,Pool Community,Patio,Refrigerator,Self-Cleaning Oven,Satellite Antenna,Skylights,Sprinkler,Stove/Range/Oven,Tile Floor,View Mountains,Window Coverings,Wood Floors,Work Shop

Public Remarks: GORGEOUS HOME IN SHOWROOM CONDITION, DESIGNER TOUCHES, GOURMET KITCHEN, GE PROFILE SS APPL, DB CONV. OVENS, HUGE LOT, W/FIREPIT, HORSESHOE PIT, SAND BOX, WORKBENCH, FLAGSTONE PATIO & MORE. HUGE LIST OF UPGRADES AND AMMENTITIES. CROWD PLEASER!

Broker Remarks: WE DOUBLE DOG DARE YOU TO LOOK INSIDE, ACCEPTING ALL OFFERS!

Directions: From Hwy 93 & CO-58 Take Hwy 93 North to 55th Ave. Turn Right On 55th Ave & Drive .2 Miles. Turn Right On Gilbert, Left Onto 56th Ave, Left Onto Devils Head Cir, Left On 55th Circle.

Loan Balance:		Terms: Conventional,FHA,VA,Cash	Additional Terms:
Buyers Agency: 2.80		Prospect Reservation: Yes	Listor Phone: 720-530-5661
Trans Broker: 2.80		Limited Service: No	Office Phone: 303-693-6666
Variable Commissions: No		Entry Only: No	Showing Phone: 303-277-1322
Listor: Sally Ann Roper		Exclusive: Exclusive Right	Fax: 303-680-7729
Listing Office: RE/MAX ALLIANCE		Current List Date: 05/12/10	Email: SALLYANNROPER@AOL.COM
Office ID: REM70		Original List date: 05/12/10	URL: www.DenverCOLiving.com

Legal: TABLEROCK (MINOR AMENDMENT) BLK: 012 LOT: 0026

Exclusions: LCD TV & SOUND COMPONENTS IN FAMILY ROOM, FRIDGE IN GARAGE, WASHER/DRYER, FR DRAPES

Earnest Check To: First American Title Insurance Company

Minimum Earnest: \$10,000

Possesion: 72 hours from delivery of deed

