

Upper SqFt:		Kitchen:	10x9
Main SqFt:		Dining Rm:	10x9
Lower SqFt:		Living Rm:	18x12
SqFt:	1,873	Mstr Bed:	14x12 U
Bsmt SqFt:	664	Family Rm:	22x12 L
Total SqFt:	2,537	Study/Den:	
Fin SqFt :	2,471	Laundry Loc:	L
Upper Beds:	3	Upper Baths:	2 FT
Main Beds:		Main Baths:	
Lower Beds:		Lower Baths:	1 Q
Bsmt Beds:	1	Bsmt Baths:	
Bedrooms:	4	Bathrooms:	3
Car Storage:	Garage,Attached,Oversized		
Car Spaces:	2		



Basement:	Full
Bsmt % Fin:	Partially (95)%
Date Measured:	09/29/09
Measured By:	County Records
Fireplace Loc:	Family Room
# of Fireplaces:	1
Year Built:	1972
Lot Size:	11240
Acres:	.26

Type:	Detached Single Family, Park/Greenbelt
Style:	Tri-Level w/Bsmt
Architecture:	Traditional
Construction:	Frame/Brick
Builder:	
Model:	
Roofing:	Composition Shingles
Subfloor:	
Horses:	

Description: Backs to Greenbelt,Backs to Open Space,Cable Available,Ceiling Fan,Cable Installed,No Covenants,Covered Patio,Cul-De-Sac,Double Pane Windows,Disposal,Dishwasher,Eating Space/Kitchen,Formal Dining,Fence,Garden Area,Gas Logs,Hot Tub,Mother-In-Law Apt,Media Room,Master Suite,Newer Carpet,Parking Addl Off St,Patio,Quick Possession,Smoke Alarm,Self-Cleaning Oven,Smoke Free,Stove/Range/Oven,View Mountains,Window Coverings,Walk-In Closets,Work Shop,Wall to Wall Carpet

Public Remarks: PRIVATE ENTRANCE FROM THE LARGE FENCED IN BACK YARD TO A GREENBELT, PARK WITH PLAYGROUND, AND GAZEBO'S. GREAT PLACE TO RAISE KIDS OR ENTERTAIN LARGE GROUPS OF PEOPLE. HOT TUB INCL IN GOOD WORKING CONDITION.

Broker Remarks: BRING ALL OFFERS!

County:	Jefferson	N/S Dir/Num:	Out Of Metro	Map/Section:	248 V
PIN:	700321306008	E/W Dir/Num:	Out Of Metro	Faces:	East
Area:	JFW Jeff West/golden	Unincorporated:		Zoned:	Res
Sub Area:	NORTH GOLDEN EDGE FLG #4			Taxes:	\$2,377
Directions:	From Hwy 93 & CO-58 Take Hwy 93 North .7 Miles To Iowa Dr. Turn Right On Iowa Dr. Iowa Dr. Becomes Iowa St. Turn Left On North. Ford St. and Proceed.3 Miles Turn Left On Texas St.				

Heat:	Gas, Forced Air	Avg Utilities:	\$150
Water:	Public	Sewer:	Public
HOA Name:		School District:	Jefferson County
HOA Phone:		Elementary:	Mitchell
HOA Quoted:		Junior High:	Bell
Multiple HOAs:		Senior High:	Golden
HOA Includes:			

Terms: Conventional,FHA,VA,Cash

Addl Terms:		Buy Agent:	2.80
Min Earnest:	\$3,000	Trans Br:	2.80
Earnest Ck To:	RE/MAX AFFILIATES	Buy Br Pd By:	
Possession:	Upon Delivery Of Deed	Var Comm:	No
Loan Bal 1:		Curr List Date:	09/29/09
Previous Price:	\$400,000	Orig List Date:	09/29/09
Orig List Price:	\$425,000	Current DOM:	38
Exclusive:	Exclusive Right	Total DOM:	38
Exclusions:	REFRIGERATOR, WASHER, DRYER, SPRINKLER SYSTEM "AS IS".		
Legal:	NORTH GOLDEN EDGE FLG #4 LOT: 0013		

Name:	Sally Ann Roper	Listing Office:	RE/MAX AFFILIATES
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