

Upper SqFt:  
Main SqFt:  
Lower SqFt: \_\_\_\_\_ PSF  
SqFt: 2,536 \$152  
Bsmt SqFt: 989  
Total SqFt: 3,525  
Fin SqFt : 2,536 \$152  
Upper Beds: 3  
Main Beds:  
Lower Beds:  
Bsmt Beds: \_\_\_\_\_  
Bedrooms: 3  
Car Storage: Garage,Attached  
Car Spaces: 3

Kitchen: 14x13  
Dining Rm: 17x12  
Living Rm: 18x16  
Mstr Bed: 17x13 U  
Family Rm: 32x15 M  
Study/Den:  
Laundry Loc: M  
Upper Baths: 2 FF  
Main Baths: 1 F  
Lower Baths:  
Bsmt Baths: \_\_\_\_\_  
Bathrooms: 3



Basement: Partial  
Bsmt % Fin: Open (0)%  
Date Measured: 10/17/09  
Measured By: County Records  
Fireplace Loc: Living Room  
# of Fireplaces: 1  
Year Built: 1991  
Lot Size: 8999  
Acres: .21

Type: Detached Single Family  
Style: Two Story  
Architecture: Traditional  
Construction: Frame/Brick  
Builder: Genesee  
Model: Dover  
Roofing: Wood Shingles  
Subfloor:  
Horses:

**Description:** Air Condition-Central,Attic Fan,Ceiling Fan,Cable Installed,Covered Patio,Cul-De-Sac,Double Pane Windows,Deck,Disposal,Dishwasher,Eating Space/Kitchen,Formal Dining,Garage Door Opener,Gas Logs,Great Room,Hot Tub,Humidifier,Jet Action Tub,Landscaped Prof,Microwave Oven,Master Suite,Pet Free,Patio,Quick Possession,Refrigerator,Remodeled,Smoke Free,Sprinkler,Stove/Range/Oven,Vaulted Ceiling,View Mountains,Window Coverings,Wood Floors,Walk-In Closets

**Public Remarks:** GORGEOUS IMMACULATE W/ WOOD FLOORS THOUGHOUT THE MAIN LEVEL AND STAIRCASE. \$6,000 BRAND NEW STAINLESS STEEL APPLIANCES, \$6,000 GRANITE, 180 DEGREE MOUNTAIN VIEW, 2 DECKS & A COVERED PATIO, ONE OWNER, NO PETS, NO KIDS, VERY LARGE MASTER BATH, HIS/HERS CLOSET

**Broker Remarks:** THIS ONE IS A CROWD PLEASER. UNDER CONTRACT ON ANOTHER HOME. MUST GO!

**County:** Jefferson **N/S Dir/Num:** Out Of Metro **Map/Section:** 221 U  
**PIN:** 690303206010 **E/W Dir/Num:** Out Of Metro **Faces:** East  
**Area:** JNC Jeff No Central **Unincorporated:** **Zoned:** Res  
**Sub Area:** WEST CHASE **Taxes:** \$2,783  
**Directions:** FROM I-70 & KIPLING TAKE KIPLING NORTH TO 58TH AVE. TURN R ON 58TH, LEFT ON GARRISON RD, LEFT ON OBERON RD, PAST INDEPENDENCE PARK AND THEN LEFT ON JOHNSON RD. HOUSE IS AT END OF STREET ON RIGHT SIDE

**Heat:** Gas, Forced Air **Avg Utilities:** \$223  
**Water:** Public **Sewer:** Public  
**HOA Name:** West Chase **School District:** Jefferson County  
**HOA Phone:** 303-552-7776 **Elementary:** Fitzmorris  
**HOA Quoted:** \$225, Annual **Junior High:** Arvada  
**Multiple HOAs:** No **Senior High:** Arvada  
**HOA Includes:**

**Terms:** Conventional,FHA,VA,Cash

**Addl Terms:**  
**Min Earnest:** \$5,000 **Buy Agent:** 2.80  
**Earnest Ck To:** FIRST AMERICAN TITLE COMPANY **Trans Br:** 2.80  
**Possession:** UPON DELIVERY OF DEED **Buy Br Pd By:**  
**Loan Bal 1:** **Var Comm:** No  
**Previous Price:** \$385,000 **Prospect Res:** Yes **Curr List Date:** 10/21/09  
**Orig List Price:** \$400,000 **Limited Service:** No **Orig List Date:** 10/21/09  
**Exclusive:** Exclusive Right **Entry Only:** No **Current DOM:** 60  
**Exclusions:** WORK BENCH IN GARAGE, FREEZER IN BASEMENT, SAFE IN BASEMENT & MASTER BED, SS SPEAKERS **Total DOM:** 60  
**Legal:** WEST CHASE LOT: 0015

**Name:** Sally Ann Roper **Listing Office:** RE/MAX AFFILIATES  
**Agent Ph:** 720-530-5661 **Office ID:** REM16  
**Office Ph:** 303-277-1322 **Email:** SALLYANNROPER@AOL.COM  
**Fax:** 303-845-6521 **Website:** WWW.SALLYANNROPER.COM  
**Showing Ph:** 303-277-1322