



**Elementary:** Creekside  
**Middle/Jr.:** Casey  
**High School:** Boulder  
**School District:** BLDR VALLEY DIST RE2

**Lot Size:**                      **Approx Acreage:**  
**Elec:** Xcel                      **Water:** City Of Boulder  
**Gas:** Xcel                      **Taxes/Yr:** \$2,191/2009  
**PIN:**                              **Zoning:** RES  
**Waterfront:** No                **Water Meter Inst:** Yes  
**Water Rights:** No              **Well Permit #:**  
**HOA:** Hammersmith Management 303-980-0700  
**HOA Fee:** \$263.00/M **Xfer:** Yes **Rsrv:** Yes **Cov:** Yes

Bedrooms:	1	Baths:	1	Rough Ins:	0	
Baths	Bsmt	Lwr	Main	Upr	Addl	Total
Full	0	0	1	0	0	1
3/4	0	0	0	0	0	0
1/2	0	0	0	0	0	0

**All Bedrooms Conform:** Yes

Rooms	Level	Length	Width	Floor
Master Bd	Main	13	11	Carpet
Bedroom 2	-	-	-	-
Bedroom 3	-	-	-	-
Bedroom 4	-	-	-	-
Bedroom 5	-	-	-	-
Dining room	-	-	-	-
Family room	-	-	-	-
Great room	-	-	-	-
Kitchen	Main	16	14	Wood
Laundry	-	-	-	-
Living room	Main	14	14	Wood
Rec room	-	-	-	-
Study/Office	-	-	-	-

**IRE MLS#:** 628334                      **PRICE:** \$329,900  
**ADDR:** 3701 Arapahoe Ave C-404, Boulder, 80303  
**ATTACHED DWELLING**                      **ACTIVE**  
**Locale:** Boulder                      **County:** Boulder  
**Area/SubArea:** 1/5                      **Map Book:** R - 128 - B  
**Subdivision:** Peloton  
**Legal:** Unit 404 The Peloton Condominiums  
**DOM:** 3

**Total SqFt All Lvl:** 841    **Basement SqFt:** 0  
**Total Finished SqFt:** 841    **Lower Level SqFt:** 0  
**Finished SqFt w/o Bsmt:** 841    **Main Level SqFt:** 841  
**Upper Level SqFt:** 0    **Add Upper Lvl:** 0  
**# Garage Spaces:** 1    **Garage Type:** Underground  
**Garage SqFt:**  
**Year Built:** 2006                      **SqFt Source:**  
**New Const:** No                      **Est. Comp.:**  
**Builder:**                              **Model:**  
**New Const Notes:**

**MLS Comments:** Great place to live! Spacious one bedroom condo on the 4th floor with views of the foothills. Large kitchen has granite countertops, lots of cabinets, stainless steel appliances, gas stove & breakfast bar. Living & dining room with wood floors opens to large covered balcony. Complex has fitness center, pool, entertainment terrace, movie theater, dog park, restaurants. Secured building. Close to 29th Street Mall, restaurants, Boulder Creek Path & CU campus.

**Driving Directions:** From 28th & Arapahoe, head East on Arapahoe, left on 38th St, left on Exposition Drive, left into parking area. Building 3701 on your right

**Property Features**

**Style** - 1 Story/Ranch, **Construction** - Brick/Brick Veneer, **Roof** - Other Roof, **Description** - 4th Floor Condo, **Common Amenities** - Clubhouse, Hot Tub, Pool, Exercise Room, Common Recreation/Park Area, Extra Storage, Security Building, Elevator, **Association Fee Includes** - Common Amenities, Trash, Snow Removal, Lawn Care, Security, Management, Common Utilities, Exterior Maintenance, Water/Sewer, Heat, Hazard Insurance, **Outdoor Features** - Balcony, **Views** - Foothills View, **Basement/Foundation** - No Basement, **Heating** - Forced Air, **Cooling** - Central Air Conditioning, **Inclusions** - Window Coverings, Gas Range/Oven, Self-Cleaning Oven, Dishwasher, Refrigerator, Clothes Washer, Clothes Dryer, Microwave, Disposal, **Design Features** - Eat-In Kitchen, Open Floor Plan, Walk-In Closet, Washer/Dryer Hookups, Wood Floors, **Disabled Accessibility** - Ramp Access, Near Bus, **Utilities** - Natural Gas, Electric, **Water/Sewer** - City Water, City Sewer, **Ownership** - Private Owner, **Occupied By** - Tenant Occupied, **Possession** - Current Lease Agreement, **Property Disclosures** - Seller's Property Disclosure, **Flood Plain** - Minimal Risk, **Pets** - Dogs Allowed, Cats Allowed,

**LA:** Karla Bielanski **Phone:** 303-931-5774 **Email:** [karla@homesofbouldercounty.com](mailto:karla@homesofbouldercounty.com) **Fax:** 303-225-0401  
**LO:** MB/Karla Bielanski & Associate **Phone:** 303-440-6464  
**TB:** 2.80 **BA:** 2.80 **For Showings:** 303-573-7469  
**Buyer Excl:** No **Contract:** RV **Min EM:** \$5,000.00 **EM Recip:** Heritage Title Company **LS:** N  
 Prepared By **Sandi Woods** - 12:50 PM - 5/12/2010