

© IRES



Elementary: Sanchez (Alicia)
 Middle/Jr.: Angevine
 High School: Centaurus
 School District: BLDR VALLEY DIST RE2

Lot Size: 7187 **Approx Acreage:** 0.17
 Elec: Xcel **Water:** City Of Lafayette
 Gas: Xcel **Taxes/Yr:** \$1,508/2009
 PIN: **Zoning:** RES
 Waterfront: No **Water Meter Inst:** Yes
 Water Rights: No **Well Permit #:**
 HOA: No

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

All Bedrooms Conform: Yes

Rooms	Level	Length	Width	Floor
Master Bd	Upr	17	11	Wood
Bedroom 2	Upr	11	10	Wood
Bedroom 3	Upr	9	9	Wood
Bedroom 4	-	-	-	-
Bedroom 5	-	-	-	-
Dining room	Main	11	8	Wood
Family room	Lwr	19	12	Carpet
Great room	-	-	-	-
Kitchen	Main	10	8	Wood
Laundry	Upr	6	3	Wood
Living room	Main	16	13	Wood
Rec room	-	-	-	-
Study/Office	-	-	-	-

IRES MLS#: 625311 **PRICE:** \$249,000
ADDR: 804 N Bermont St, Lafayette, 80026
RESIDENTIAL-DETACHED **ACTIVE**
Locale: Lafayette **County:** Boulder
Area/SubArea: 3/0 **Map Book:** R - 131 - H
Subdivision: Beacon Hill
Legal: Lot 47 Block 6 Beacon Hill Replat
DOM: 6

Total SqFt All LvlS	1306	Basement SqFt:	240
Total Finished SqFt:	1306	Lower Level SqFT:	0
Finished SqFt w/o Bsmt:	1066	Main Level SqFt:	1066
Upper Level SqFT:	0	Addl Upper Lvl:	0
# Garage Spaces:	2	Garage Type:	Attached
Garage SqFt:	400		
YearBuilt: 1982		SqFt Source: Assessor Records	
New Const: No		Est. Comp.:	
Builder:		Model:	
New Const Notes:			

MLS Comments: Wow, this stylish, renovated home shines above all others nearby! Contemporary colors, beautiful finishes, great ambiance, quiet cul-de-sac! Recent upgrades: Kitchen cherry cabinets, slab granite, stainless appliances; bamboo floors upper & main levels, light fixtures/recessed lights, all trim, door hardware, roof, furnace, radon mitigation, interior & exterior paint, carpet, slate flooring, built-in cherry office nook, redone baths, front landscaping, front steps and more! Gorgeous home!

Driving Directions: Hwy 287 North to Lucerne Dr, Right on Lucerne Dr, Right on Bermont St

Property Features

Land Size - <.25 Acre, **Style** - Tri-Level, **Construction** - Wood/Frame, **Roof** - Composition Roof, **Outdoor Features** - Storage Buildings, Patio, **Fences** - Enclosed Fenced Area, Wood Fence, **Basement/Foundation** - Partial Basement, 90%+ Finished Basement, Crawl Space, Daylight Basement, Built-In Radon, **Heating** - Forced Air, **Cooling** - Room Air Conditioner, Ceiling Fan, **Inclusions** - Window Coverings, Electric Range/Oven, Dishwasher, Refrigerator, Clothes Washer, Clothes Dryer, Microwave, Garage Door Opener, Disposal, Smoke Alarm(S), **Energy Features** - Double Pane Windows, **Design Features** - Cathedral/Vaulted Ceilings, Wood Floors, **Master Bedroom Bath** - 3/4 Master Bath, **Fireplace** - Gas Fireplace, Family/Recreation Room Fireplace, **Utilities** - Natural Gas, Electric, Cable TV Available, High Speed Avail, **Water/Sewer** - City Water, City Sewer, **Ownership** - Private Owner, **Occupied By** - Owner Occupied, **Possession** - Delivery Of Deed, **Property Disclosures** - Seller's Property Disclosure, **Flood Plain** - Minimal Risk, **New Financing/Lending** - Cash, Conventional, FHA, VA, **Exclusions** - Drapes & rods

LA: Karla Bielanski Phone: 303-931-5774 Email: 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: \$4,000.00 EM Recip: Heritage Title Company LS: N

Prepared By Sandi Woods - 1:19 PM - 4/14/2010