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Elementary: Jamestown
Middle/Jr.: Centennial
High School: Boulder
School District:BLDR VALLEY DIST RE2

Lot Size: Approx Acreage: 25
Elec: Solar Water: Well
Gas: Propane Taxes/Yr: \$3,103/2009
PIN: R0022191 Zoning: FOR
Waterfront: No Water Meter Inst: No
Water Rights: No Well Permit #:
HOA: No

Bedrooms:	4	Baths:	2	Rough Ins:	0	
Baths	Bsmt	Lwr	Main	Upr	Addl	Total
Full	0	0	2	0	0	2
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	16	15	Wood
Bedroom 2	Main	15	11	Wood
Bedroom 3	Main	15	12	Wood
Bedroom 4	Main	12	11	Wood
Bedroom 5	-	-	-	-
Dining room	Main	16	11	Wood
Family room	-	-	-	-
Great room	-	-	-	-
Kitchen	Main	17	16	Wood
Laundry	Main	15	12	Tile
Living room	Main	19	13	Wood
Rec room	-	-	-	-
Study/Office	Main	11	11	Wood

IREs MLS#: 632418 PRICE: \$995,000
ADDR: 777 County Road 87j, Jamestown, 80455
RESIDENTIAL-DETACHED ACTIVE
Locale: Jamestown County: Boulder
Area/SubArea: 6/1 Map Book: R - 722 - A
Subdivision: Tr Nbr 950 Jamestown Area
Legal: Long Legal
DOM: 4

Total SqFt All Lvls: 3074 Basement SqFt: 0
Total Finished SqFt: 3074 Lower Level SqFt: 0
Finished SqFt w/o Bsmt: 3074 Main Level SqFt: 3074
Upper Level SqFt: 0 Addl Upper Lvl: 0
Garage Spaces: 3 Garage Type: Detached
Garage SqFt: 974
YearBuilt: 2003 SqFt Source: Assessor Records
New Const: No Est. Comp.:
Builder: Model:
New Const Notes:

MLS Comments: Shaped in an S curve, a Mayan symbol, to track the sun! Super craftsmanship, designed by Guatemalan architect. Built green, off grid, solar elec, Rastra (concrete/styrofoam) construction, Long's Pk views! Aspen ceilings, birch flrs, metal roof crafted in wedges to follow curves. Clerestory windows curve & glow down center hall. Limestone graces entry& massive masonry heater. Custom alder doors, red birch cabs, Columbo Gold granite, Bosch appl, deep 6 gpm well, radiant flr heat! More on extras tab.

Driving Directions: Broadway to Lee Hill Dr west to Olde Stage Rd. Left at Left Hand Canyon Dr, turns into James Canyon Dr. Pass thru Jamestown. Right at CR 87 & Calwood sign. 1 mile to CR87J, unmarked, right at big dead tree trunk & sign pointing left to Calwood/Balarat.

Property Features

Land Size - 20-35 Acres, Style - 1 Story/Ranch, Construction - Other Construction, Roof - Metal Roof, Outdoor Features - Storage Buildings, Patio, Oversized Garage, Location Description - Evergreen Trees, Deciduous Trees, Rolling Lot, Rock Out-Croppings, Abuts Public Open Space, Horse Property - Zoning Appropriate For 4+ Horses, Views - Back Range/Snow Capped, Basement/Foundation - Crawl Space, Heating - Radiant Heat, 2 Or More Heat Sources, Inclusions - Gas Range/Oven, Double Oven, Dishwasher, Refrigerator, Clothes Washer, Clothes Dryer, Microwave, Gas Bar-B-Q, Satellite Dish, Water Filter Owned, Disposal, Smoke Alarm(S), Energy Features - Solar Domestic Hot Water, Solar Hot Water Heat, Southern Exposure, Double Pane Windows, Built Green, Design Features - Eat-In Kitchen, Separate Dining Room, Cathedral/Vaulted Ceilings, Open Floor Plan, Workshop, Wood Windows, Bay Or Bow Window, Stain/Natural Trim, Walk-In Closet, Fire Sprinklers, Washer/Dryer Hookups, Wood Floors, Kitchen Island, Master Bedroom Bath - Luxury Features Master Bath, 5 Piece Master Bath, Fireplace - Freestanding Fireplace, Multi-Sided Fireplace, Living Room Fireplace, Utilities - Propane, Solar-Active, Solar-Passive, Satellite Avail, High Speed Avail, Water/Sewer - Well, Septic, 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,

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: \$20,000.00 EM Recip: Heritage Title LS: N

Prepared By Sandi Woods - 1:36 PM - 6/25/2010

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