



Elementary: Bear Creek
Middle/Jr.: Southern Hills
High School: Fairview
School District: BLDR VALLEY DIST RE2

Lot Size: 18857 **Approx Acreage:** 0.43
Elec: Xcel **Water:** City
Gas: Xcel **Taxes/Yr:** \$5,284/2009
PIN: **Zoning:** RES
Waterfront: No **Water Meter Inst:** Yes
Water Rights: No **Well Permit #:**
HOA: No

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

All Bedrooms Conform: Yes

Rooms	Level	Length	Width	Floor
Master Bd	Upr	19	14	Carpet
Bedroom 2	Upr	17	10	Carpet
Bedroom 3	Lwr	11	9	Carpet
Bedroom 4	Lwr	12	11	Carpet
Bedroom 5	-	-	-	-
Dining room	Main	14	9	Wood
Family room	Main	19	12	Carpet
Great room	-	-	-	-
Kitchen	Main	17	10	Tile
Laundry	Lwr	9	6	Vinyl
Living room	Main	17	19	Wood
Rec room	Lwr	21	18	Carpet
Study/Office	-	-	-	-

IREs MLS#: 620929 **PRICE:** \$1,045,000
ADDR: 2324 Dennison Ln, Boulder, 80305
RESIDENTIAL-DETACHED **ACTIVE**
Locale: Boulder **County:** Boulder
Area/SubArea: 1/9 **Map Book:** R - 128 - N
Subdivision: Table Mesa 1
Legal: Lot 20 Block 4 Table Mesa 1
DOM: 1

Total SqFt All LvlS 3379 **Basement SqFt:** 1114
Total Finished SqFt: 3379 **Lower Level SqFt:** 0
Finished SqFt w/o Bsmt: 2265 **Main Level SqFt:** 1457
Upper Level SqFt: 808 **Add Upper Lvl:** 0
Garage Spaces: 2 **Garage Type:** Attached
Garage SqFt: 446
YearBuilt: 1978 **SqFt Source:** Assessor Records
New Const: No **Est. Comp.:**
Builder: **Model:**
New Const Notes:

MLS Comments: Location! Unobstructed views from nearly every room! Contemporary 2-story on half-acre lot with seasonal stream, amazing quiet, privacy. Secret cul-de-sac of 13 homes, rare opportunity! Updated kitchen, stainless steel appliances. Rock gardens, stone paths, lots of wildlife, two decks, walk-out basement with rec room/kitchenette-great in-law/nanny area. Big master suite, 3 fireplaces, new int/ext paint, lighting. 3 bedrooms + study, 3 baths. Walk to trails, bus, super S Boulder schools!

Driving Directions: From Broadway, West on Table Mesa, Right on Vassar (just before NCAR Open Space), Right on Dennison Lane

Property Features

Land Size - .25-.5 Acre, **Style** - 2 Story, **Construction** - Wood/Frame, **Roof** - Tile Roof, **Type** - Contemporary/Modern, **Outdoor Features** - Lawn Sprinkler System, Patio, Deck, **Location Description** - Cul-De-Sac, **Fences** - Partially Fenced, Wood Fence, **Views** - Foothills View, Plains View, **Basement/Foundation** - 90%+ Finished Basement, Walk-Out Basement, **Heating** - Forced Air, Humidifier, **Cooling** - Central Air Conditioning, **Inclusions** - Window Coverings, Electric Range/Oven, Dishwasher, Refrigerator, Clothes Washer, Clothes Dryer, Microwave, Jetted Bath Tub, Central Vacuum, Gas Bar-B-Q, Garage Door Opener, Water Filter Owned, Disposal, **Energy Features** - Sun Space, Southern Exposure, Double Pane Windows, Set Back Thermostat, **Design Features** - Separate Dining Room, Cathedral/Vaulted Ceilings, Open Floor Plan, Pantry, Walk-In Closet, Wet Bar, Washer/Dryer Hookups, Skylights, Wood Floors, **Master Bedroom Bath** - Luxury Features Master Bath, 5 Piece Master Bath, **Fireplace** - 2+ Fireplaces, Gas Fireplace, Living Room Fireplace, Family/Recreation Room Fireplace, **Utilities** - Natural Gas, Electric, **Water/Sewer** - City Water, City Sewer, **Ownership** - Private Owner, **Occupied By** - Owner Occupied, **Possession** - 1-3 Days After Closing, **Property Disclosures** - Seller's Property Disclosure, Lead Paint Disclosure, **Flood Plain** - Minimal Risk, **New Financing** - Cash, Conventional,

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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 Company **LS:** N

Prepared By **Karla Bielanski** - 2:55 PM - 2/26/2010

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