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Elementary: Indian Peaks
Middle/Jr.: Sunset Middle
High School: Niwot
School District: ST VRAIN DIST RE 1J

Lot Size: **Approx Acreage:** 0.22
Elec: XCEL **Water:** City
Gas: XCEL **Taxes/Yr:** \$2,493/2009
PIN: R0119744 **Zoning:** RES
Waterfront: No **Water Meter Inst:** Yes
Water Rights: No **Well Permit #:**
HOA:
HOA Fee: \$120.00/A **Xfer:** Yes **Rsrv:** Yes **Cov:** Yes

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

All Bedrooms Conform: Yes

Rooms	Level	Length	Width	Floor
Master Bd	Upr	20	15	Carpet
Bedroom 2	Upr	11	11	Carpet
Bedroom 3	Upr	13	10	Carpet
Bedroom 4	Upr	14	10	Carpet
Bedroom 5	Upr	14	8	Carpet
Dining room	Main	14	11	Tile
Family room	Main	17	17	Carpet
Great room	Bsmt	27	13	Carpet
Kitchen	Main	20	16	Wood
Laundry	Main	8	8	Vinyl
Living room	Main	14	11	Tile
Rec room	-	-	-	-
Study/Office	Main	11	11	Carpet

IREs MLS#: 629687

PRICE: \$409,900

ADDR: 2322 Eagleview Cir, Longmont, 80504

RESIDENTIAL-DETACHED

ACTIVE

Locale: Longmont

County: Boulder

Area/SubArea: 4/1

Map Book: R - 41 - T

Subdivision: Creekside 2

Legal: Lot 7 Block 1 Creekside 2 Filing No 2

DOM: 44

Total SqFt All Lvl:	3810	Basement SqFt:	1300
Total Finished SqFt:	3710	Lower Level SqFt:	0
Finished SqFt w/o Bsmt:	2600	Main Level SqFt:	1345
Upper Level SqFt:	1255	Addl Upper Lvl:	0
# Garage Spaces:	3	Garage Type:	Attached
Garage SqFt:	604		
YearBuilt: 1996		SqFt Source: Assessor Records	
New Const: No		Est. Comp.:	
Builder:		Model:	
New Const Notes:			

MLS Comments: Super Location! Updated with stainless steel appliances, new solid surface countertops, contemporary colors, new light fixtures, door hardware and more. Nice architectural details. Open floor plan, vaulted ceilings, eat-in kitchen next to family room with fireplace & study. 4 bedrooms up, 5 piece updated 5 piece master bath with jetted tub. Lovely yard with hot tub. Finished basement with rec room, bath, bedroom plus study. Mountain views

Driving Directions: From Diagonal, south on Hover/95th St, left on Plateau Rd, left on Creekside Dr, right on Eagleview Cr

Property Features

Land Size - <.25 Acre, **Style** - 2 Story, **Construction** - Wood/Frame, Brick/Brick Veneer, **Roof** - Composition Roof, **Outdoor Features** - Lawn Sprinkler System, Patio, **Fences** - Enclosed Fenced Area, Wood Fence, **Views** - Foothills View, **Basement/Foundation** - Full Basement, 90%+ Finished Basement, **Heating** - Forced Air, **Cooling** - Central Air Conditioning, Ceiling Fan, **Inclusions** - Window Coverings, Gas Range/Oven, Self-Cleaning Oven, Dishwasher, Refrigerator, Microwave, Jetted Bath Tub, Laundry Tub, Garage Door Opener, Disposal, **Energy Features** - Double Pane Windows, **Design Features** - Eat-In Kitchen, Separate Dining Room, Cathedral/Vaulted Ceilings, Open Floor Plan, Pantry, Bay Or Bow Window, Stain/Natural Trim, Walk-In Closet, Washer/Dryer Hookups, Jack & Jill Bathroom, **Master Bedroom Bath** - Full Master Bath, Luxury Features Master Bath, 5 Piece Master Bath, **Fireplace** - Gas Fireplace, Family/Recreation Room Fireplace, **Utilities** - Natural Gas, Electric, **Water/Sewer** - City Water, City Sewer, **Ownership** - Private Owner, **Occupied By** - Vacant Not For Rent, **Possession** - 1-3 Days After Closing, **Property Disclosures** - Seller's Property Disclosure, **Flood Plain** - Minimal Risk,

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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:** \$5,000.00 **EM Recip:** Heritage Title Co **LS:** N

Prepared By **Sandi Woods** - 3:14 PM - 7/7/2010

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