



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

Lot Size: Approx Acreage: 0.23
 Elec: Xcel Water: City
 Gas: Xcel Taxes/Yr: \$3,703/2009
 PIN: R0032894 Zoning: RL2
 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	1	0	0	1
1/2	0	0	0	0	0	0

All Bedrooms Conform: Yes

Rooms	Level	Length	Width	Floor
Master Bd	Upr	16	13	Carpet
Bedroom 2	Main	15	14	Carpet
Bedroom 3	Main	13	12	Carpet
Bedroom 4	-	-	-	-
Bedroom 5	-	-	-	-
Dining room	Main	13	11	Wood
Family room	-	-	-	-
Great room	Main	17	19	Wood
Kitchen	Main	13	11	Wood
Laundry	Main	9	5	Carpet
Living room	-	-	-	-
Rec room	-	-	-	-
Study/Office	-	-	-	-

IREs MLS#: 618891 PRICE: \$597,900
 ADDR: 1810 Oak Ave, Boulder, 80304
 RESIDENTIAL-DETACHED ACTIVE
 Locale: Boulder County: Boulder
 Area/SubArea: 1/2 Map Book: R - 97 - M
 Subdivision: Norwood Park
 Legal: Lot 4 Norwood Park PUD
 DOM: 123

Total SqFt All LvlS 2261 Basement SqFt: 388
 Total Finished SqFt: 2261 Lower Level SqFT: 0
 Finished SqFt w/o Bsmt: 1873 Main Level SqFt: 1545
 Upper Level SqFT: 328 Addl Upper Lvl: 0
 # Garage Spaces: 2 Garage Type: Attached
 Garage SqFt: 326
 YearBuilt: 1947 SqFt Source: Prior Appraisal
 New Const: No Est. Comp.:
 Builder: All Rebuilt In 1989 Model:
 New Const Notes:

MLS Comments: 2K agent bonus! New SS appliances! Tucked away in great N Bldr neighborhood. Home rebuilt in '89 but for N wall. Open floor plan, vaulted ceilings, great architectural details! Refinished wood flrs, recessed lighting. Kitchen w/breakfast bar opens to great room with fireplace. Walk out to lovely patio w/brick privacy wall & flowering shrubs. Sunny master suite has trex balcony, wic, 5 pc bath w/soaking tub. New ext paint, high-end hot water baseboard/domestic hot water heater, new in '07

Driving Directions: From Iris, North on 19th, West on Oak Avenue, driveway on Left

Property Features

Land Size - <.25 Acre, Style - 2 Story, Construction - Wood/Frame, Roof - Composition Roof, Type - Contemporary/Modern, Outdoor Features - Lawn Sprinkler System, Balcony, Patio, Tandem Garage, Location Description - Level Lot, Fences - Enclosed Fenced Area, Wood Fence, Basement/Foundation - Partial Basement, Unfinished Basement, Heating - Hot Water, Baseboard Heat, Cooling - Ceiling Fan, Inclusions - Window Coverings, Gas Range/Oven, Self-Cleaning Oven, Dishwasher, Clothes Washer, Clothes Dryer, Microwave, Garage Door Opener, Disposal, Energy Features - Double Pane Windows, Design Features - Separate Dining Room, Cathedral/Vaulted Ceilings, Open Floor Plan, Pantry, Wood Windows, Stain/Natural Trim, Walk-In Closet, Master Bedroom Bath - Tub+Shower Master, Luxury Features Master Bath, 5 Piece Master Bath, Fireplace - Great 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 - 1-3 Days After Closing, Property Disclosures - Seller's Property Disclosure, Flood Plain - Minimal Risk, Possible Usage - Single Family, 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: \$15,000.00 EM Recip: Heritage Title Co LS: N

Prepared By Sandi Woods - 2:23 PM - 6/7/2010