



Elementary: CREEKSIDE
 Middle/Jr.: MANHATTAN
 High School: FAIRVIEW
 School District: BLDR VALLEY DIST RE2

Lot Size: Approx Acreage:
 Elec: Xcel Water: City Of Boulder
 Gas: Xcel Taxes\Yr: 1700.28/2005
 PIN: 0003478 Zoning: LR-E
 Waterfront: No Water Meter Inst: Yes
 Water Rights: No Well Permit #:
 HOA Fee: No

Bedrooms:	3	Baths:	1	Rough Ins:	0	
BATHS	Bsmt	Lwr	Main	Upr	Addl	Total
Full	0	0	1	0	0	1
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	12	11	Wood
Bedroom 2	Main	11	10	Wood
Bedroom 3	Main	11	9	Wood
Bedroom 4	-	-	-	-
Bedroom 5	-	-	-	-
Dining room	Main	9	9	Wood
Family room	-	-	-	-
Great room	-	-	-	-
Kitchen	Main	13	9	Tile
Laundry	-	-	-	-
Living room	Main	16	15	Wood
Rec room	-	-	-	-
Study/Office	-	-	-	-

MLS#: 486053

PRICE: \$335,000

ADDR: 3030 Ash AVE, Boulder, 80305

RESIDENTIAL

ACTIVE

Locale: BOULDER

County: Boulder

Area/SubArea: 1/10

Map Book: B - 128 - K

Subdivision: Highland Park 3

Legal: Lot 8 Block 15

DOM:

Total SqFt All Lvl's	960	Basement SqFt:	0
Total Finished SqFt:	960	Lower Level SqFT:	0
Finished SqFt w/o Bsmt:	960	Main Level SqFt:	960
Upper Level SqFT:	0	Addl Upper Lvl:	0
# Garage Spaces:	1	Garage Type:	Attached
Garage SqFt:	240		
YearBuilt: 1955		SqFt Source:	
New Const: No		Est. Comp.:	
Builder:		Model:	
New Const Notes:			

Remarks: All spruced up and ready to move into! New paint inside & out, vaulted ceilings, new vinyl windows, many new light fixtures, recently replaced kitchen countertops, tile floor, range/oven and hotwater heater. New refrigerator & all kitchen appliances included. Wood floors throughout, evaporative cooler, Duette style blinds. Restained, south-facing deck, fenced yard with many large shade trees! Just blocks to shopping, trails, bus stop, CU! Showings start April 2nd at Open House 2-4 pm

Driving Directions: Broadway South of Baseline, East on Ash Ave.

Property Features

Land Size - <.25 Acre, Style - 1 Story/Ranch, Construction - Wood/Frame, Roof - Composition Roof, Type - Contemporary, Outdoor Features - Deck, Fences - Enclosed Fenced Area, Wood Fence, Basement/Foundation - No Basement, Heating - Forced Air, Cooling - Evaporative Cooler, Ceiling Fan, Inclusions - Window Coverings, Electric Range/Oven, Refrigerator, Clothes Washer, Clothes Dryer, Energy Features - Double Pane Windows, Design Features - Separate Dining Room, Cathedral/Vaulted Ceilings, Open Floor Plan, Washer/Dryer Hookups, Wood Floors, 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, Flood Plain - Minimal Flood Or C Rating, New Financing - Cash, Conventional, FHA, VA,

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 LO: MB/Karla Bielanski & Associate Phone: 303-440-6464 TB: 2.80 BA: 2.80 For Showings: LO: 303-440-6464
 Buyer Excl: No Contract: RV Min EM: \$5,000.00 EM Recip: FAHTCO LS: N