Elementary: COLUMBINE
Middle/Jr.: CASEY
High School: BOULDER
School District: BLDR VALLEY DIST RE2

Lot Size: **Approx Acreage:**
Electric: Xcel **Water:** Boulder City
Gas: Xcel **Taxes\Yr:** $1,349.00/2004
PIN: 0096362 **Zoning:** MR-D
Waterfront: No **Water Meter Inst:** Yes
Water Rights: No **Well Permit #:**
HOA Fee: $151.00/M **Xfer:** Yes **Rsrv:** Yes
HOA Name: Cattail Cove HOA

Bedrooms: 3 **Baths:** 3 **Rough Ins:** 0

BATHS	Bsmt	Lwr	Main	Upr	Addl	Total
Full	0	0	0	1	0	1
3/4	0	0	0	0	1	1
1/2	0	0	1	0	0	1

All Bedrooms Conform: Yes

ROOMS	Level	Length	Width	Floor
Master Bd	Addl	15	12	Carpet
Bedroom 2	Upr	10	9	Carpet
Bedroom 3	Upr	10	12	Tile
Bedroom 4	-	-	-	-
Bedroom 5	-	-	-	-
Dining room	Main	9	11	Carpet
Family room	-	-	-	-
Great room	-	-	-	-
Kitchen	Main	8	11	Wood
Laundry	-	-	-	-
Living room	Main	15	13	Carpet
Rec room	-	-	-	-
Study/Office	-	-	-	-

MLS#: 442372 **PRICE:** $264,900
ADDR: 3110 Bell DR, Boulder, 80301
ATTACHED DWELLING/RES **SOLD**
Locale: BOULDER **County:** Boulder
Area/SubArea: 1/5 **Map Book:** R - 98 - U
Subdivision: Cattail Cove
Legal: Lot 40, Blk 1, Cattail Cove

Total SqFt All Lvls	1338	**Basement SqFt:**	0
Total Finished SqFt:	1338	**Lower Level SqFT:**	0
Finished SqFt w/o Bsmt:	1338	**Main Level SqFt:**	580
Upper Level SqFT:	0	**Addl Upper Lvl:**	0
# Garage Spaces:	1	**Garage Type:**	Detached
Garage SqFt:	200		

YearBuilt: 1984 **SqFt Source:** Assessor Records
New Const: No **Est. Comp.:**
Builder: **Model:**
New Const Notes:

Remarks: Serenity and outdoor beauty surround you in this fabulous town home in quietest part of complex, far from Foothills Pkwy. Absolutely the best location in Cattail Cove! Three story end unit with lovely, trees, wetlands & path on the back & east sides! End unit means more windows, more views of green lawn, trees and sunlight! Fireplace, deck, balcony, garage. Neutral carpet, wood floor in kitchen. Private, sunny, top-floor master suite with own bath overlooks wetlands. Great, big storage closet!

Sold Date: 04/25/2005 **Sold Price:** $259,900
Terms: CASH **DOM:** 62 **DTO:** 37
D.Pymt.Assist? N
Points Paid/Seller: 0.00 **Points Paid/Buyer:** 0.00
Other Considerations: **Misc. Sale Info:**
SA: Paul Wosachlo 303-410-0077
SO: Benchmark Realty, LLC303-410-0077

Property Features

Style - 3 Story, **Construction -** Wood/Frame, **Roof -** Composition Roof, **Description -** Townhome Style Condo, **Common Amenities -** Common Recreation/Park Area, **Association Fee Includes -** Trash, Snow Removal, Lawn Care, Management, Common Utilities, Exterior Maintenance, Hazard Insurance, **Type -** Contemporary, **Outdoor Features -** Balcony, Deck, **Location Description -** Abuts Pond/Lake, Abuts Private Open Space, **Basement/Foundation -** No Basement, **Heating -** Hot Water, Baseboard Heat, **Cooling -** Ceiling Fan, **Inclusions -** Window Coverings, Electric Range/Oven, Dishwasher, Refrigerator, Clothes Washer, Clothes Dryer, Garage Door Opener, **Energy Features -** Double Pane Windows, **Design Features -** Separate Dining Room, Wood Windows, Stain/Natural Trim, Walk-In Closet, Washer/Dryer Hookups, Skylights, Wood Floors, **Master Bedroom Bath -** 3/4 Master Bath, **Fireplace -** Living Room Fireplace, **Utilities -** Natural Gas, Electric, **Water/Sewer -** City Water, **Ownership -** Private Owner, **Occupied By -** Owner Occupied, **Possession -** Delivery Of Deed, **Property Disclosures -** Seller's Property Disclosure, **Flood Plain -** Minimal Flood Or C Rating, **Pets -** Dogs Allowed, Cats Allowed, **New Financing -** Cash, Conventional,

LA: Karla Bielanski **Phone:** 303-499-0860 **Email:** karla@homesofbouldercounty.com **Fax:** 303-440-4495
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:** R **Min EM:** $3,000.00 **EM Recip:** FAHTCO **LS:** N

Prepared By **Neil Stein** - 2:02 PM - 5/4/2005
Information Deemed Reliable But Not Guaranteed. (C) IRES, LLC