



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

Lot Size: **Approx Acreage:**
Elec: Xcel **Water:** City
Gas: Xcel **Taxes\Yr:** 809.84/2005
PIN: 505176 **Zoning:** HZ-E
Waterfront: No **Water Meter Inst:** Yes
Water Rights: Yes **Well Permit #:**
HOA Fee: \$165.00/M **Xfer:** Yes **Rsrv:** Yes
HOA Name: Grove Creek

| Bedrooms: | 1 | 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 | 10 | 10 | Carpet |
| Bedroom 2 | - | - | - | - |
| Bedroom 3 | - | - | - | - |
| Bedroom 4 | - | - | - | - |
| Bedroom 5 | - | - | - | - |
| Dining room | - | - | - | - |
| Family room | - | - | - | - |
| Great room | - | - | - | - |
| Kitchen | Main | 6 | 4 | Tile |
| Laundry | - | - | - | - |
| Living room | Main | 16 | 12 | Carpet |
| Rec room | - | - | - | - |
| Study/Office | - | - | - | - |

MLS#: 485236

PRICE: \$189,900

ADDR: 1633 18th ST 3, Boulder, 80302

ATTACHED DWELLING

ACTIVE

Locale: BOULDER

County: Boulder

Area/SubArea: 1/4

Map Book: B - 127 - D

Subdivision: Grove Creek

Legal: Unit 3

| | | | |
|--------------------------------|-----|---------------------------|------|
| Total SqFt All Lvl | 483 | Basement SqFt: | 0 |
| Total Finished SqFt: | 483 | Lower Level SqFt: | 483 |
| Finished SqFt w/o Bsmt: | 483 | Main Level SqFt: | 483 |
| Upper Level SqFT: | 0 | Addl Upper Lvl: | 0 |
| # Garage Spaces: | 0 | Garage Type: | None |
| Garage SqFt: | | | |
| YearBuilt: 1985 | | SqFt Source: Other | |
| New Const: No | | Est. Comp.: | |
| Builder: | | Model: | |
| New Const Notes: | | | |

Remarks: Stylish, renovated downtown condo in a tranquil location looking out over Farmer's Canal! This compact 1 bedroom condo is well designed for a comfortable, functional & beautiful home! Condo conversion in 2003, w/ all units in building upgraded & remodeled! Slab granite countertops & maple cabinets in kitchen & bath, fireplace in living room w/ tile accents. All appliances included, natural wood blinds, 6 panel doors! A great location, close to CU, downtown, busline, shopping! Assigned Parking

Driving Directions: West on Canyon to 18th Street, Turn South on 18th to property on righthand side.

Property Features

Style - 1 Story/Ranch, **Construction** - Wood/Frame, **Roof** - Composition Roof, **Description** - Garden Level, **Common Amenities** - Common Laundry, **Association Fee Includes** - Trash, Snow Removal, Lawn Care, Management, Common Utilities, Exterior Maintenance, Cable TV Available, Water/Sewer, Hazard Insurance, **Type** - Contemporary, **Outdoor Features** - Patio, **Location Description** - Deciduous Trees, Abuts Stream/Creek/River, **Lot Improvements** - Street Paved, Curbs, Sidewalks, Street Light, **Road Access** - City Street, **Road Surface At Property Line** - Blacktop Road, **Basement/Foundation** - No Basement, **Heating** - Hot Water, Baseboard Heat, **Cooling** - Ceiling Fan, **Inclusions** - Window Coverings, Electric Range/Oven, Dishwasher, Refrigerator, **Energy Features** - Double Pane Windows, **Master Bedroom Bath** - Full Master Bath, **Fireplace** - Living Room Fireplace, **Utilities** - Natural Gas, Electric, **Water/Sewer** - City Water, City Sewer, **Ownership** - Private Owner, **Possession** - Delivery Of Deed, **Property Disclosures** - Seller's Property Disclosure, **Flood Plain** - 100 Year Flood Or A Rating, **Pets** - Dogs Allowed, Cats Allowed, **New Financing** - Cash, Conventional,

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Prepared By **Sandi Woods** - 10:08 AM - 7/11/2006

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