

© IRES



Elementary: Douglass  
 Middle/Jr.: Platt  
 High School: Fairview  
 School District: BLDR VALLEY DIST RE2

Lot Size: 39574      Approx Acreage: 0.91  
 Elec: Xcel      Water: Well  
 Gas: Xcel      Taxes/Yr: \$3,347/2009  
 PIN: R0035801      Zoning: ER  
 Waterfront: No      Water Meter Inst: No  
 Water Rights: No      Well Permit #:  
 HOA: No

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

All Bedrooms Conform: Yes

Rooms	Level	Length	Width	Floor
Master Bd	Main	23	12	Wood
Bedroom 2	Main	11	9	Wood
Bedroom 3	Bsmt	18	11	Carpet
Bedroom 4	Bsmt	18	11	Carpet
Bedroom 5	-	-	-	-
Dining room	Main	12	11	Wood
Family room	Bsmt	31	11	Carpet
Great room	Main	24	20	Carpet
Kitchen	Main	17	12	Wood
Laundry	Bsmt	15	12	Vinyl
Living room	-	-	-	-
Rec room	-	-	-	-
Study/Office	Main	23	19	Carpet

IREs MLS#: 619774

PRICE: \$545,000

ADDR: 7449 Crannell Dr, Boulder, 80303

RESIDENTIAL-DETACHED

ACTIVE

Locale: Boulder

County: Boulder

Area/SubArea: 5/4

Map Book: R - 130 - N

Subdivision: Fairview Estates

Legal: Lot 28 Fairview Estates 1

DOM: 3

Total SqFt All Lvl's	3810	Basement SqFt:	1300
Total Finished SqFt:	3510	Lower Level SqFT:	0
Finished SqFt w/o Bsmt:	2510	Main Level SqFt:	2510
Upper Level SqFT:	0	Addl Upper Lvl:	0
# Garage Spaces:	3	Garage Type:	Attached
Garage SqFt:	1334		
Year Built:	1963	SqFt Source:	Licensee
New Const: No		Est. Comp.:	
Builder:		Model:	
New Const Notes:			

**MLS Comments:** Prime short acre lot with fabulous mountain views, just minutes to downtown Boulder! Great for hobbyists - oversized, heated 3 car garage with 8' door; shop with air pressure drop plus large shed with concrete floor & electric. Open living spaces, vaulted ceilings. Baths redone with travertine, granite, jetted tub, euro glass. Garden level basement with views & fireplace, huge home office, newer windows, hot water heater & boiler. Hot tub room with view & large deck. 3810 sq ft.

**Driving Directions:** From Baseline Rd & 76th, right on 76th, right on Brockway, left on Crannell Dr

**Property Features**

**Land Size** - .5-1 Acre, **Style** - 1 Story/Ranch, **Construction** - Wood/Frame, Brick/Brick Veneer, **Roof** - Composition Roof, **Outdoor Features** - Storage Buildings, Patio, Deck, RV/Boat Parking, >8' Garage Door, Oversized Garage, **Horse Property** - Horse(S) Allowed, Zoning Appropriate For 1 Horse, **Views** - Foothills View, **Basement/Foundation** - Partial Basement, 90%+ Finished Basement, Daylight Basement, **Heating** - Hot Water, Baseboard Heat, 2 Or More Heat Sources, **Cooling** - Evaporative Cooler, Ceiling Fan, **Inclusions** - Window Coverings, Electric Range/Oven, Dishwasher, Refrigerator, Clothes Washer, Clothes Dryer, Microwave, Jetted Bath Tub, Garage Door Opener, Satellite Dish, Disposal, **Energy Features** - Double Pane Windows, **Design Features** - Eat-In Kitchen, Separate Dining Room, Workshop, Washer/Dryer Hookups, Wood Floors, **Master Bedroom Bath** - 3/4 Master Bath, **Fireplace** - Family/Recreation Room Fireplace, **Utilities** - Natural Gas, Electric, **Water/Sewer** - Well, Septic, **Ownership** - Private Owner, **Occupied By** - Owner Occupied, **Possession** - Delivery Of Deed, **Property Disclosures** - Seller's Property Disclosure, **Flood Plain** - Minimal Risk, **Exclusions** - n/a

LA: Karla Bielanski Phone: 303-931-5774 Email: [karla@homesofbouldercounty.com](mailto: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: \$10,000.00 EM Recip: Heritage Title Company LS: N

Prepared By Sandi Woods - 12:11 PM - 2/17/2010

Information Deemed Reliable But Not Guaranteed. MLS Content And Images Copyright 1995-2010, IRES LLC. All Rights Reserved.