Elementary: BEAR CREEK
Elementary2: CREEKSIDE
Middle/Jr.: SOUTHERN HILLS
High School: FAIRVIEW
School District: BLDR VALLEY DIST RE2

Lot Size:
Approx Acreage:
Electric: Xcel
Water: Boulder
Gas: Xcel
Taxes\Yr: 2152/2004
PIN:
Zoning: Res
Waterfront: No
Water Meter Inst: Yes
Water Rights: No
Well Permit #:
HOA Fee: No

Bedrooms: 3 **Baths:** 2 **Rough Ins:** 0

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

All Bedrooms Conform: Yes

ROOMS	Level	Length	Width	Floor
Master Bd	Main	15	12	Wood
Bedroom 2	Main	11	11	Wood
Bedroom 3	Main	11	11	Wood
Bedroom 4	-	-	-	-
Bedroom 5	-	-	-	-
Dining room	-	-	-	Wood
Family room	Main	20	15	Wood
Great room	-	-	-	-
Kitchen	Main	15	12	Wood
Laundry	-	6	3	Vinyl
Living room	Main	24	14	Wood
Rec room	-	-	-	-
Study/Office	-	-	-	-

MLS#: 442680 **PRICE:** $552,500
ADDR: 2390 Dartmouth AVE, Boulder, 80305
RESIDENTIAL **SOLD**
Locale: BOULDER **County:** Boulder
Area/SubArea: 1/9 **Map Book:** R - 128 - N
Subdivision: Highland Park 6
Legal: Lot 1 Block 32

Total SqFt All Lvls	1755	**Basement SqFt:**	0
Total Finished SqFt:	1755	**Lower Level SqFT:**	0
Finished SqFt w/o Bsmt:	1755	**Main Level SqFt:**	1755
Upper Level SqFT:	0	**Addl Upper Lvl:**	0
# Garage Spaces:	2	**Garage Type:**	Attached
Garage SqFt:			

YearBuilt: 1959 **SqFt Source:** Assessor Records
New Const: No **Est. Comp.:**
Builder: **Model:**
New Const Notes:

Remarks: Sophisticated renovation, fabulous location, spacious, one-level living & super price converge! Unique floorplan. Spacious great room opens to dining, kitchen, sitting area, gas frplc - great for entertaining! Kitchen w/granite, cherry cabs, new stainless appls, Jennaire dual-fuel range/oven! Tiled baths, new fixtures, jetted tub & huge master shower w/body spray! New windows. Low maint yard, mature landscaping, beautiful patio surrounded by roses! Open space trails at west end of Dartmouth!

Sold Date: 04/14/2005 **Sold Price:** $552,500
Terms: CASH **DOM:** 43 **DTO:** 16
D.Pymt.Assist? N
Points Paid/Seller: 0.00 **Points Paid/Buyer:** 0.00
Other Considerations: **Misc. Sale Info:**
SA: Kent Madson 303-441-5632
SO: RE/MAX Of Boulder 303-449-7000

Property Features

Land Size - <.25 Acre, **Style -** 1 Story/Ranch, **Construction -** Brick/Brick Veneer, **Roof -** Composition Roof, **Outdoor Features -** Lawn Sprinkler System, Patio, **Location Description -** Wooded Lot, **Fences -** Enclosed Fenced Area, Wood Fence, **Basement/Foundation -** Crawl Space, **Heating -** Forced Air, **Cooling -** Central Air Conditioning, **Inclusions -** Gas Range/Oven, Down-Draft Range, Self-Cleaning Oven, Dishwasher, Refrigerator, Clothes Washer, Clothes Dryer, Microwave, Garage Door Opener, **Energy Features -** Double Pane Windows, Set Back Thermostat, **Design Features -** Separate Dining Room, Open Floor Plan, Washer/Dryer Hookups, Wood Floors, **Master Bedroom Bath -** 3/4 Master Bath, Luxury Features Master Bath, **Fireplace -** Gas Fireplace, Gas Logs Included, Family/Recreation Room Fireplace, **Disabled Accessibility -** No Stairs, Main Floor Bath, Main Level Bedroom, Main Level Laundry, **Utilities -** Natural Gas, **Water/Sewer -** City Water, City Sewer, **Ownership -** Licensed Owner, **Occupied By -** Vacant Not For Rent, **Possession -** Delivery Of Deed, **Property Disclosures -** Seller's Property Disclosure, Lead Paint Disclosure, **Flood Plain -** Minimal Flood Or C Rating, **Possible Usage -** Single Family, **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:** $7,500.00 **EM Recip:** FAHTCO **LS:** N

Prepared By **Neil Stein** - 1:56 PM - 5/4/2005
Information Deemed Reliable But Not Guaranteed. (C) IRES, LLC