

© IRES



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

Lot Size: **Approx Acreage:**
 Elec: Xcel **Water:** City Of Boulder
 Gas: Xcel **Taxes\Yr:** 1956/2005
 PIN: 0006516 **Zoning:** LR-E
 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	2	0	0	2
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	15	11	Carpet
Bedroom 2	Main	14	11	Carpet
Bedroom 3	Main	11	10	Carpet
Bedroom 4	-	-	-	-
Bedroom 5	-	-	-	-
Dining room	Main	13	11	Wood
Family room	Main	15	10	Wood
Great room	-	-	-	-
Kitchen	Main	11	10	Wood
Laundry	Main	9	5	Vinyl
Living room	Main	21	14	Wood
Rec room	-	-	-	-
Study/Office	-	-	-	-

MLS#: 486109

PRICE: \$565,000

ADDR: 2460 Dartmouth AVE, Boulder, 80305

RESIDENTIAL

ACTIVE

Locale: BOULDER

County: Boulder

Area/SubArea: 1/9

Map Book: B - 18 - K

Subdivision: Highland Park

Legal: E 46 Feet Of Lot 4 & W 38 Feet Of Lot 5 Block 27

DOM:

Total SqFt All Lvl	1640	Basement SqFt:	0
Total Finished SqFt:	1640	Lower Level SqFT:	0
Finished SqFt w/o Bsmt:	1640	Main Level SqFt:	1640
Upper Level SqFT:	0	Addl Upper Lvl:	0
# Garage Spaces:	2	Garage Type:	Attached
Garage SqFt:	441		
YearBuilt: 1959		SqFt Source: Assessor Records	
New Const: No		Est. Comp.:	
Builder:		Model:	
New Const Notes:			

Remarks: Stylish, complete renovation of contemp ranch w/ hard to find sophistication. Fab, new kitchen w/granite countertops, Italian tile backsplash, stainless appli, pendant lights, wetbar w/wine chiller, wood flrs. Lvg room w/bow window, frmly room w/ gas frpl! New mstr bath is oasis w/ jetted tub, rainhead shwr, brshd nickel fixture & glass tile accents. 2nd full bath has similar finish. Also new: roof, furn, windows, plumb, electrical, paint in/out; concrete driveway, wlkwy & front porch, bdrm carpet.

Driving Directions: South on Broadway, Right on Dartmouth to property.

Property Features

Land Size - <.25 Acre, **Style** - 1 Story/Ranch, **Construction** - Wood/Frame, Brick/Brick Veneer, **Roof** - Composition Roof, **Type** - Contemporary, **Fences** - Enclosed Fenced Area, **Basement/Foundation** - No Basement, Crawl Space, **Heating** - Forced Air, **Cooling** - Ceiling Fan, **Inclusions** - Electric Range/Oven, Dishwasher, Refrigerator, Bar Refrigerator, Clothes Washer, Clothes Dryer, Microwave, **Energy Features** - Southern Exposure, Double Pane Windows, High Efficiency Furnace, Set Back Thermostat, **Design Features** - Separate Dining Room, Cathedral/Vaulted Ceilings, Washer/Dryer Hookups, Wood Floors, **Master Bedroom Bath** - Full Master Bath, Luxury Features Master Bath, **Fireplace** - Gas Fireplace, Family/Recreation Room Fireplace, **Utilities** - Natural Gas, Electric, **Water/Sewer** - City Water, City Sewer, **Ownership** - Private 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, **New Financing** - Cash, Conventional, VA,

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: RV Min EM: \$8,000.00 EM Recip: FAHTCO LS: N

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