



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

Lot Size: **Approx Acreage:**
Elec: Xcel **Water:** Boulder
Gas: Xcel **Taxes\Yr:** 1923/2005
PIN: 0013478 **Zoning:** RES
Waterfront: No **Water Meter Inst:** Yes
Water Rights: No **Well Permit #:**
HOA Fee: No

Bedrooms: 5		Baths: 3		Rough Ins: 0		
BATHS	Bsmt	Lwr	Main	Upr	Addl	Total
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	10	12	Wood
Bedroom 2	Main	10	10	Wood
Bedroom 3	Main	11	11	Carpet
Bedroom 4	Bsmt	10	11	Carpet
Bedroom 5	Bsmt	10	12	Carpet
Dining room	Main	22	11	Wood
Family room	-	-	-	-
Great room	-	-	-	-
Kitchen	Main	22	9	Tile
Laundry	Bsmt	21	9	Other
Living room	Main	13	16	Wood
Rec room	Bsmt	23	15	Carpet
Study/Office	-	-	-	-

MLS#: 506985

PRICE: \$589,900

ADDR: 550 Hartford DR, Boulder, 80305

RESIDENTIAL-DETACHED

ACTIVE

Locale: BOULDER

County: Boulder

Area/SubArea: 1/9

Map Book: B - 24 - B

Subdivision: Table Mesa

Legal: Lot 5 Blk 7 Table Mesa 1

Total SqFt All Lvl:	2679	Basement SqFt:	994
Total Finished SqFt:	2243	Lower Level SqFt:	0
Finished SqFt w/o Bsmt:	1406	Main Level SqFt:	1406
Upper Level SqFt:	0	Addl Upper Lvl:	0
# Garage Spaces:	1	Garage Type:	Attached
Garage SqFt:	297		
YearBuilt: 1963		SqFt Source: Other	
New Const: No		Est. Comp.:	
Builder:		Model:	
New Const Notes:			

Remarks: Stylish remodeled 5 bdrm 3 bath ranch in South Boulder. Designer kitchen, stainless steel appliances, gas range, breakfast bar, hutch, wet bar, wine rack, desk. Dining & living room have large sunny bay windows. Hardwood floors. Main level master with beautiful bath & large walk in closet. New bath tile and fixtures. Newly landscaped front & back yard, great Flatiron views, large deck. New vinyl windows. Walk or bike to Bear Creek, S Hills, Fairview, Open Space, shopping, S. Boulder Rec Center

Driving Directions: West on Table Mesa from Broadway. right on Yale, Left on Hartford

Property Features

Land Size - <.25 Acre, **Style** - 1 Story/Ranch, **Construction** - Wood/Frame, Brick/Brick Veneer, **Roof** - Composition Roof, **Type** - Contemporary, **Outdoor Features** - Storage Buildings, Deck, **Location Description** - Evergreen Trees, Deciduous Trees, Level Lot, **Fences** - Partially Fenced, **Views** - Foothills View, **Lot Improvements** - Street Paved, **Road Access** - City Street, **Basement/Foundation** - Full Basement, 90%+ Finished Basement, **Heating** - Forced Air, **Cooling** - Ceiling Fan, **Inclusions** - Gas Range/Oven, Dishwasher, Refrigerator, Microwave, **Energy Features** - Double Pane Windows, Set Back Thermostat, **Design Features** - Eat-In Kitchen, Wet Bar, Washer/Dryer Hookups, Wood Floors, **Master Bedroom Bath** - 3/4 Master Bath, **Utilities** - Natural Gas, Electric, Cable TV Available, DSL Avail, Cable Modem Avail, **Water/Sewer** - City Water, **Ownership** - Private Owner, **Possession** - Delivery Of Deed, **Property Disclosures** - Seller's Property Disclosure, Lead Paint Disclosure, **Flood Plain** - 500 Year Flood Or B Or X Rating, **Possible Usage** - Single Family, **New Financing** - Cash, Conventional,

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Prepared By **Robert Showman** - 1:45 PM - 9/7/2006

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