



Elementary: Mesa
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:** 2664/2005
PIN: 13325 **Zoning:** LR-E
Waterfront: No **Water Meter Inst:** Yes
Water Rights: No **Well Permit #:**
HOA Fee: No

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

All Bedrooms Conform: Yes

ROOMS	Level	Length	Width	Floor
Master Bd	Upr	20	14	Carpet
Bedroom 2	Upr	14	10	Wood
Bedroom 3	Upr	11	10	Wood
Bedroom 4	Lwr	15	11	Carpet
Bedroom 5	-	-	-	-
Dining room	Main	12	11	Wood
Family room	Lwr	23	11	Carpet
Great room	-	-	-	-
Kitchen	Main	16	12	Wood
Laundry	Lwr	9	5	Other
Living room	Main	16	12	Wood
Rec room	Lwr	22	15	Carpet
Study/Office	-	-	-	-

MLS#: 511284

PRICE: \$839,000

ADDR: 2995 Heidelberg DR, Boulder, 80305

RESIDENTIAL-DETACHED

ACTIVE

Locale: Boulder

County: Boulder

Area/SubArea: 1/9

Map Book: R - 128 - X

Subdivision: Table Mesa

Legal: Lot 25 Block 8 Table Mesa 2

DOM: 6

Total SqFt All Lvlis	2792	Basement SqFt:	809
Total Finished SqFt:	2792	Lower Level SqFT:	325
Finished SqFt w/o Bsmt:	1983	Main Level SqFt:	809
Upper Level SqFt:	849	Add Upper Lvl:	0
# Garage Spaces:	2	Garage Type:	Attached
Garage SqFt:	445	SqFt Source:	
YearBuilt: 1968		Est. Comp.:	
New Const: No		Model:	
Builder:			
New Const Notes:			

Remarks: Renovated with style! Great floor plan; big, open living, family & rec rooms! 3 bdrms up, grand master suite w/stunning Flatiron views, jetted tub, walk-in closet! Gourmet kitchen, slab granite, stainless appliances, maple cabs, wet bar/wine chiller, walk-in pantry. Gleaming wood flrs thru main/upper levels. Travertine entry, tiled baths. Gas fireplace in - walk out family rm, contemporary lighting, Trex deck, hot tub, beautiful, fenced landscaped yard. Few blks to Mesa Elem, park, rec ctr!

Driving Directions: West on Table Mesa Dr, Left on Ithaca, Right on Heidelberg

Property Features

Land Size - <.25 Acre, **Style** - Four-Level, **Construction** - Wood/Frame, Brick/Brick Veneer, **Roof** - Composition Roof, **Type** - Contemporary, **Outdoor Features** - Lawn Sprinkler System, Patio, Deck, Hot Tub Included, **Fences** - Enclosed Fenced Area, Wood Fence, **Views** - Foothills View, **Basement/Foundation** - Partial Basement, 90%+ Finished Basement, Daylight Basement, **Heating** - Forced Air, **Cooling** - Central Air Conditioning, **Inclusions** - Electric Range/Oven, Dishwasher, Refrigerator, Bar Refrigerator, Clothes Washer, Clothes Dryer, Microwave, Jetted Bath Tub, **Design Features** - Eat-In Kitchen, Separate Dining Room, Cathedral/Vaulted Ceilings, Pantry, Walk-In Closet, Wet Bar, Washer/Dryer Hookups, Wood Floors, **Master Bedroom Bath** - Full Master Bath, Luxury Features Master Bath, **Fireplace** - Gas Fireplace, Gas Logs Included, Family/Recreation Room Fireplace, **Utilities** - Natural Gas, Electric, **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, **New Financing** - Cash, Conventional,

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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:** \$10,000.00 **EM Recip:** American Liberty Title **LS:** N

Prepared By **Karla Bielanski** - 10:08 AM - 10/18/2006

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