



**Elementary:** Mesa  
**Middle/Jr.:** Southern Hills  
**High School:** Fairview  
**School District:** BLDR VALLEY DIST RE2

**Lot Size:**                      **Approx Acreage:**  
**Elec:** Xcel                      **Water:** City  
**Gas:** Xcel                      **TaxesYr:** 2307/2006  
**PIN:**                              **Zoning:** RES  
**Waterfront:** No              **Water Meter Inst:** Yes  
**Water Rights:** No            **Well Permit #:**  
**HOA Fee:** No

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

**All Bedrooms Conform:** Yes

ROOMS	Level	Length	Width	Floor
Master Bd	Upr	13	10	Carpet
Bedroom 2	Lwr	12	11	Carpet
Bedroom 3	Lwr	10	9	Carpet
Bedroom 4	Upr	10	9	Carpet
Bedroom 5	-	-	-	-
Dining room	Main	10	9	Wood
Family room	-	-	-	-
Great room	-	-	-	-
Kitchen	Main	11	10	Wood
Laundry	-	-	-	-
Living room	Main	17	11	Wood
Rec room	-	-	-	-
Study/Office	-	-	-	-

**MLS#:** 548797                      **PRICE:** \$479,000  
**ADDR:** 2840 Lagrange Cir, Boulder, 80305  
**RESIDENTIAL-DETACHED**              **ACTIVE**  
**Locale:** Boulder                      **County:** Boulder  
**Area/SubArea:** 1/9                      **Map Book:** B - 128 - T  
**Subdivision:** Table Mesa  
**Legal:** Lot 6 Blk 3 Table Mesa 2  
**DOM:** 32

**Total SqFt All LvlS**                      1316    **Basement SqFt:**                      0  
**Total Finished SqFt:**                      1316    **Lower Level SqFt:**                      0  
**Finished SqFt w/o Bsmt:**                      1316    **Main Level SqFt:**                      1316  
**Upper Level SqFt:**                      0    **Addl Upper Lvl:**                      0  
**# Garage Spaces:**                      1    **Garage Type:**                      Attached  
**Garage SqFt:**                      336  
**YearBuilt:** 1966                      **SqFt Source:** Prior Appraisal  
**New Const:** No                      **Est. Comp.:**  
**Builder:**                      **Model:**  
**New Const Notes:**

**Remarks:** Remodeled Charmer on quiet U street w/potential for expansion on huge lot & Flatiron Views (w/city approval). Huge yard w/massive deck, Storage Shed, Sprinkler System, AC, New Windows, Hardwood floors, Stamped Concrete. Darling kitchen w/Pantry, Snack bar & Dining. Master BR w/French doors to office or 2BR, Claw Foot Tub, Modern Lighting & custom paint. Walk to Bear Creek/Montessori Elem, S. Hills, Fairview, Shops/Restaurants, Rec Cntr/Park, Library, Trails. \$1500 CREDIT, Interlocken Mtg Group

**Driving Directions:** Table Mesa west from Broadway. Turn left on Lehigh, Left on Darley, Right on Judson, and Right on Lagrange to property

**Property Features**

**Land Size** - <.25 Acre, **Style** - Tri-Level, **Construction** - Brick/Brick Veneer, **Roof** - Composition Roof, **Type** - Contemporary, **Outdoor Features** - Lawn Sprinkler System, Storage Buildings, Deck, **Location Description** - Corner Lot, Evergreen Trees, Deciduous Trees, **Fences** - Enclosed Fenced Area, **Views** - Back Range/Snow Capped, Foothills View, **Lot Improvements** - Street Paved, **Road Access** - City Street, **Road Surface At Property Line** - Blacktop Road, **Basement/Foundation** - 50%+Finished Basement, **Flood Plain** - 500 Year Flood Or B Or X Rating, **Heating** - Forced Air, **Cooling** - Central Air Conditioning, **Inclusions** - Window Coverings, Gas Range/Oven, Self-Cleaning Oven, Dishwasher, Refrigerator, Clothes Washer, Clothes Dryer, Microwave, Garage Door Opener, **Design Features** - Eat-In Kitchen, Open Floor Plan, Workshop, Washer/Dryer Hookups, Wood Floors, **Master Bedroom Bath** - Shared Master Bath, **Utilities** - Natural Gas, Electric, **Water/Sewer** - City Water, City Sewer, **Ownership** - Private Owner, **Occupied By** - Tenant Occupied, **Possession** - Specific Date, Current Lease Agreement, **Tenant Pays** - Deposit, Gas, Electric, Water, Sewer, Trash, **Property Disclosures** - Seller's Property Disclosure, Lead Paint Disclosure, **Existing Lease** - Fixed Term, **Possible Usage** - Single Family, **New Financing** - Cash, Conventional,

**LA:** Robert Showman    **Phone:** 303-440-6464    **Email:** [bshowman@indra.com](mailto:bshowman@indra.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:** \$5,000.00    **EM Recip:** American Liberty Title    **LS:** N