



Elementary: Burlington
Middle/Jr.: Sunset Middle
High School: Niwot
School District: ST VRAIN DIST RE 1J

Lot Size: **Approx Acreage:**
Elec: Xcel **Water:** City
Gas: Xcel **Taxes/Yr:** \$1,700/2007
PIN: **Zoning:** RES
Waterfront: No **Water Meter Inst:** Yes
Water Rights: No **Well Permit #:**
HOA Fee: \$54.00/M Xfer: Yes Rsrv: Yes
HOA Name: Quail Ridge

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

All Bedrooms Conform: Yes

Rooms	Level	Length	Width	Floor
Master Bd	Upr	22	15	Carpet
Bedroom 2	Upr	14	10	Carpet
Bedroom 3	Upr	10	10	Carpet
Bedroom 4	Lwr	12	12	Carpet
Bedroom 5	-	-	-	-
Dining room	Main	12	12	Wood
Family room	-	-	-	-
Great room	Upr	16	17	Carpet
Kitchen	Main	16	16	Tile
Laundry	Main	6	7	Tile
Living room	Main	18	13	Wood
Rec room	Lwr	26	12	Carpet
Study/Office	-	-	-	-

IREs MLS#: 574108 **PRICE:** \$279,900
ADDR: 1213 Lark St, Longmont, 80501
RESIDENTIAL-DETACHED **ACTIVE**
Locale: Longmont **County:** Boulder
Area/SubArea: 4/12 **Map Book:** B - 41 - R
Subdivision: Quail Ridge
Legal: Lot 5 Blk 5 Quail Ridge
DOM:

Total SqFt All LvlS 2918 **Basement SqFt:** 896
Total Finished SqFt: 2738 **Lower Level SqFT:** 0
Finished SqFt w/o Bsmt: 2043 **Main Level SqFt:** 890
Upper Level SqFt: 1132 **Addl Upper Lvl:** 0
Garage Spaces: 2 **Garage Type:** Attached
Garage SqFt: 504
YearBuilt: 2000 **SqFt Source:** Prior Appraisal
New Const: No **Est. Comp.:**
Builder: **Model:**
New Const Notes:

MLS Comments: Interior private lot, Bamboo Floor, Lrg Maple Kitchen, Island, Pantry, Main Lvl Laundry, 5-piece Master w-in Closet, Add'l upper Lvl BR4/Office/Great Rm, fin Bsmt w/conform BR, BA & storage. Walk to Longmont Med Campus, Rec Center, Museum, Restaurants, shops & future Skate Prk/Ice Rink. 1 Block to Lrg Central Park. Easy Commute to 287, Hwy 119 & Future Light Rail. 100% Financing Avail. w/\$8,400 seller down payment assistance & No Closing Cost w/Interlocken Mortgage Group

Driving Directions: From 287 and Ken Pratt, south on 287, East on Quail Road. South on Emery, West on Parkside. Right on Lark

Property Features

Land Size - <.25 Acre, **Style** - 2 Story, **Construction** - Wood/Frame, **Roof** - Composition Roof, **Common Amenities** - Common Recreation/Park Area, **Type** - Contemporary/Modern, **Outdoor Features** - Lawn Sprinkler System, Balcony, Patio, Heated Garage, **Location Description** - Evergreen Trees, Deciduous Trees, Level Lot, **Fences** - Partially Fenced, **Lot Improvements** - Street Paved, Fire Hydrant Within 500 Feet, **Road Access** - City Street, **Road Surface At Property Line** - Blacktop Road, **Basement/Foundation** - Full Basement, 90%+ Finished Basement, **Flood Plain** - Minimal Flood Or C Rating, **Heating** - Forced Air, **Cooling** - Central Air Conditioning, **Inclusions** - Window Coverings, Electric Range/Oven, Self-Cleaning Oven, Dishwasher, Refrigerator, Microwave, Jetted Bath Tub, Garage Door Opener, Disposal, Smoke Alarm(S), **Energy Features** - Double Pane Windows, Set Back Thermostat, **Design Features** - Separate Dining Room, Cathedral/Vaulted Ceilings, Open Floor Plan, Pantry, Walk-In Closet, Fire Alarm, Washer/Dryer Hookups, Wood Floors, **Master Bedroom Bath** - Full Master Bath, 5 Piece Master Bath, **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, **Possible Usage** - Single Family, **New Financing** - Cash, Conventional, FHA, VA,

LA: Robert Showman **Phone:** 303-440-6464 **Email:** 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:** \$3,000.00 **EM Recip:** American Liberty **LS:** N