Elementary: *COAL CREEK*
Middle/Jr.: *LOUISVILLE*
High School: *MONARCH*
School District: *BLDR VALLEY DIST RE2*

Lot Size: **Approx Acreage:**
Elec: *Xcel* **Water:** *City Of Louisville*
Gas: *Xcel* **Taxes\Yr:** *977/2004*
PIN: *0095839* **Zoning:** *1112*
Waterfront: *No* **Water Meter Inst:** *Yes*
Water Rights: *No* **Well Permit #:**
HOA Fee: *$140.00/M* **Xfer:** *Yes* **Rsrv:** *Yes*
HOA Name: *Hunters Ridge Townhomes*

Bedrooms: *3* **Baths:** *3* **Rough Ins:** *0*

BATHS	Bsmt	Lwr	Main	Upr	Addl	Total
Full	1	0	0	1	0	2
3/4	0	0	0	1	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	Upr	13	10	Carpet
Bedroom 3	Bsmt	-	-	Carpet
Bedroom 4	-	-	-	-
Bedroom 5	-	-	-	-
Dining room	Main	9	6	Carpet
Family room	-	-	-	-
Great room	-	-	-	-
Kitchen	Main	12	8	Tile
Laundry	-	-	-	-
Living room	Main	16	15	Carpet
Rec room	-	-	-	-
Study/Office	-	-	-	-

MLS#: *479945* **PRICE:** *$182,000*
ADDR: *361 Pheasant Run, Louisville, 80027*
ATTACHED DWELLING **ACTIVE**
Locale: *LOUISVILLE* **County:** *Boulder*
Area/SubArea: *2/0* **Map Book:** *B - 130 - R*
Subdivision: *Hunters Ridge Replat*
Legal: *Lot 4E, Tract G*
DOM: *8*

Total SqFt All Lvls	*1568*	**Basement SqFt:**	*512*
Total Finished SqFt:	*1568*	**Lower Level SqFT:**	*0*
Finished SqFt w/o Bsmt:	*1056*	**Main Level SqFt:**	*512*
Upper Level SqFT:	*544*	**Addl Upper Lvl:**	*0*
# Garage Spaces:	*0*	**Garage Type:**	*None*
Garage SqFt:			

YearBuilt: *1984* **SqFt Source:** *Assessor Records*
New Const: *No* **Est. Comp.:**
Builder: **Model:**
New Const Notes:

Remarks: *Quiet Location, far from South Boulder Rd! Renovated with fresh, two-toned paint, brand new carpet, new tile in entry, kitchen, baths, stylish neutral colors. Finished basement with Rec room, bedroom with egress window, full bath - Great for roommate or teen! Upper level with 2 large bedrooms, 2 baths, vaulted ceilings, master with balcony. Designated parking space. Other town homes with finished basements & backing to S Boulder Rd sold $184K! Super Value, Super Location!*

Driving Directions: *South Boulder Road East, past McCaslin, at bottom of hill, left on Centennial, immediate left into complex, Townhome on right.*

Property Features

Style - *2 Story,* **Construction -** *Wood/Frame,* **Roof -** *Composition Roof,* **Description -** *Townhome,* **Common Amenities -** *Common Recreation/Park Area,* **Association Fee Includes -** *Common Amenities, Trash, Snow Removal, Lawn Care, Management, Common Utilities, Exterior Maintenance, Cable TV Available, Water/Sewer, Hazard Insurance,* **Type -** *Contemporary,* **Outdoor Features -** *Patio, Deck,* **Basement/Foundation -** *Full Basement, 90%+ Finished Basement,* **Heating -** *Forced Air,* **Cooling -** *Room Air Conditioner, Ceiling Fan,* **Inclusions -** *Window Coverings, Electric Range/Oven, Dishwasher, Refrigerator, Microwave,* **Design Features -** *Cathedral/Vaulted Ceilings, Washer/Dryer Hookups, Skylights,* **Master Bedroom Bath -** *Full Master Bath,* **Fireplace -** *Living Room Fireplace,* **Utilities -** *Natural Gas, Electric, Cable TV Available, Cable Modem Avail, Satellite Avail,* **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,* **Flood Plain -** *Minimal Flood Or C Rating,* **Pets -** *Dogs Allowed, Cats Allowed,* **New Financing -** *Cash, Conventional, FHA, 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:** *$2,500.00* **EM Recip:** *FAHTCO* **LS:** *N*

Prepared By **Karla Bielanski** *- 9:59 AM - 2/16/2006*
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