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Elementary: CREEKSIDE  
 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:** 1502.00/2005  
 PIN: 0010915                **Zoning:** LR-E  
 Waterfront: No                **Water Meter Inst:** Yes  
 Water Rights: Yes            **Well Permit #:**  
 HOA Fee: No

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

All Bedrooms Conform: Yes

ROOMS	Level	Length	Width	Floor
Master Bd	Main	13	11	Wood
Bedroom 2	Main	11	9	Wood
Bedroom 3	Main	10	9	Wood
Bedroom 4	-	-	-	-
Bedroom 5	-	-	-	-
Dining room	Main	9	7	Wood
Family room	-	-	-	-
Great room	-	-	-	-
Kitchen	Main	10	8	Wood
Laundry	-	-	-	-
Living room	Main	16	13	Wood
Rec room	-	-	-	-
Study/Office	-	-	-	-

MLS#: 501289

PRICE: \$329,900

ADDR: 970 35th ST, Boulder, 80303

RESIDENTIAL-DETACHED

ACTIVE

Locale: BOULDER

County: Boulder

Area/SubArea: 1/7

Map Book: R - 128 - G

Subdivision: Baseline 5

Legal: Lot 10 Block 12

DOM: 21

Total SqFt All Lvlis	924	Basement SqFt:	0
Total Finished SqFt:	924	Lower Level SqFt:	0
Finished SqFt w/o Bsmt:	924	Main Level SqFt:	924
Upper Level SqFt:	0	Addl Upper Lvl:	0
# Garage Spaces:	0	Garage Type:	None

Garage SqFt:

YearBuilt: 1961

SqFt Source: Assessor Records

New Const: No

Est. Comp.:

Builder:

Model:

New Const Notes:

**Remarks:** Adorable Updated Ranch near CU, 29th St Mall! Wonderful updated, well-maintained starter home or investment in quiet neighborhood. Area of fast appreciation & much renovation! Appealing home has wood flrs thru out, nice views, beautiful, landscaped yard w/fence, deck, trees & huge storage shed. New in last 2 yrs-windows, sliding door, deck, furn, refrig! Appliances stay, incl full-size stackable w/d. Evap cooler. Large Master w/half bath + 2 bdrms & upgraded full bath. Won't last at this super price!

**Driving Directions:** 30th Street to Aurora, head East to 35th North

**Property Features**

**Land Size** - <.25 Acre, **Style** - 1 Story/Ranch, **Construction** - Brick/Brick Veneer, **Roof** - Composition Roof, **Type** - Contemporary, **Outdoor Features** - Storage Buildings, Deck, **Fences** - Wood Fence, **Views** - Foothills View, **Basement/Foundation** - No Basement, **Heating** - Forced Air, **Cooling** - Evaporative Cooler, **Inclusions** - Window Coverings, Electric Range/Oven, Dishwasher, Refrigerator, Clothes Washer, Clothes Dryer, **Design Features** - Open Floor Plan, Wood Floors, **Master Bedroom Bath** - Half Master Bath, **Utilities** - Natural Gas, Electric, Cable TV Available, DSL Avail, Cable Modem Avail, **Water/Sewer** - City Water, City Sewer, **Ownership** - Private Owner, **Occupied By** - Owner Occupied, **Possession** - Delivery Of Deed, **Property Disclosures** - Seller's Property Disclosure, No Property Disclosure, Lead Paint Disclosure, **Flood Plain** - Minimal Flood Or C Rating, **Possible Usage** - Single Family, **New Financing** - Cash, Conventional, FHA, VA,

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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: \$3,500.00 EM Recip: FAHTCO LS: N

Prepared By Karla Bielanski - 11:08 AM - 8/9/2006

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