



**Elementary:** Alpine  
**Middle/Jr.:** Heritage  
**High School:** Skyline  
**School District:** ST VRAIN DIST RE 1J

**Lot Size:**                    **Approx Acreage:**  
**Elec:** City                    **Water:** City  
**Gas:** Xcel                    **TaxesYr:** 1056/2006  
**PIN:**                            **Zoning:** RES  
**Waterfront:** No            **Water Meter Inst:** Yes  
**Water Rights:** No        **Well Permit #:**  
**HOA Fee:** \$160.00/M **Xfer:** Yes **Rsrv:** Yes  
**HOA Name:**

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

**All Bedrooms Conform:** Yes

ROOMS	Level	Length	Width	Floor
Master Bd	Main	15	12	Carpet
Bedroom 2	Main	12	10	Carpet
Bedroom 3	-	-	-	-
Bedroom 4	-	-	-	-
Bedroom 5	-	-	-	-
Dining room	Main	14	10	Carpet
Family room	-	-	-	-
Great room	-	-	-	-
Kitchen	Main	11	9	Vinyl
Laundry	Main	15	7	Vinyl
Living room	Main	18	14	Carpet
Rec room	-	-	-	-
Study/Office	-	-	-	-

**MLS#:** 557769                    **PRICE:** \$174,900  
**ADDR:** 1703 Whitehall Dr 8-H, Longmont, 80501  
**ATTACHED DWELLING**            **ACTIVE**  
**Locale:** Longmont                **County:** Boulder  
**Area/SubArea:** 4/7                **Map Book:** R - 12 - T  
**Subdivision:** Villas At Ute Creek Condos 4th  
**Legal:** Unit H, Building 8  
**DOM:** 2

**Total SqFt All Lvl:** 1260    **Basement SqFt:** 0  
**Total Finished SqFt:** 1260    **Lower Level SqFt:** 0  
**Finished SqFt w/o Bsmt:** 1260    **Main Level SqFt:** 1260  
**Upper Level SqFt:** 0    **Add Upper Lvl:** 0  
**# Garage Spaces:** 2    **Garage Type:** Attached  
**Garage SqFt:**  
**YearBuilt:** 2006                    **SqFt Source:**  
**New Const:** No                    **Est. Comp.:**  
**Builder:**                            **Model:**  
**New Const Notes:**

**Remarks:** Spacious, contemporary condo at Super Price! Bright & sunny with big, open rooms. Feels like a house inside! Nice architectural details, neutral colors, appealing stucco & brick exterior. Equipped kitchen opens to a large dining & living room with gas fireplace, big sliding doors to south-facing balcony & mountain views. Large master bedroom has 5-piece master bath with soaking tub. Huge laundry/storage area, oversized 2-car tandem garage, A/C, lovely courtyard. Seller motivated, bring offer!

**Driving Directions:** 17th to Pace, North on Pace, Left on Whitehall, stay on Whitehall, curves around to Bldg 8

**Property Features**

**Style** - 1 Story/Ranch, **Construction** - Brick/Brick Veneer, Stucco, **Roof** - Composition Roof, **Description** - 2nd Floor Condo, **Common Amenities** - Common Recreation/Park Area, **Association Fee Includes** - Common Amenities, Trash, Common Utilities, Exterior Maintenance, Hazard Insurance, **Type** - Contemporary/Modern, **Outdoor Features** - Balcony, **Location Description** - Level Lot, House/Lot Faces S, **Views** - Back Range/Snow Capped, **Basement/Foundation** - No 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, Clothes Washer, Clothes Dryer, Garage Door Opener, **Energy Features** - Double Pane Windows, **Design Features** - Separate Dining Room, Cathedral/Vaulted Ceilings, Open Floor Plan, Walk-In Closet, Washer/Dryer Hookups, **Master Bedroom Bath** - 5 Piece Master Bath, **Fireplace** - Gas Fireplace, Gas Logs Included, Living Room Fireplace, **Utilities** - Natural Gas, Electric, **Water/Sewer** - City Water, City Sewer, **Pets** - Dogs Allowed, Cats Allowed, **Ownership** - Private Owner, **Occupied By** - Tenant Occupied, **Possession** - Tenant Will Vacate, **Property Disclosures** - Seller's Property Disclosure, **New Financing** - Cash, Conventional,

**LA:** Karla Bielanski    **Phone:** 303-499-0860    **Email:** [karla@homesofbouldercounty.com](mailto: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:** R    **Min EM:** \$2,500.00    **EM Recip:** FAHTCO    **LS:** N