

© IRES



Elementary: ELDORADO
 Middle/Jr.: ELDORADO
 High School: MONARCH
 School District: BLDR VALLEY DIST RE2

Lot Size: **Approx Acreage:**
 Elec: XCEL **Water:** Superior
 Gas: XCEL **Taxes\Yr:** 2296/2005
 PIN: 0125658 **Zoning:** PUD
 Waterfront: No **Water Meter Inst:** Yes
 Water Rights: No **Well Permit #:**
 HOA Fee: \$50.00/M Xfer: Yes Rsrv: Yes
 HOA Name: Rock Creel Master HOA

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

All Bedrooms Conform: Yes

ROOMS	Level	Length	Width	Floor
Master Bd	Upr	15	15	Carpet
Bedroom 2	Upr	12	11	Carpet
Bedroom 3	Upr	12	10	Carpet
Bedroom 4	Main	12	10	Carpet
Bedroom 5	-	-	-	-
Dining room	Main	14	10	Carpet
Family room	Main	21	13	Carpet
Great room	-	-	-	-
Kitchen	Main	15	14	Wood
Laundry	Main	7	5	Tile
Living room	Main	14	13	Carpet
Rec room	-	-	-	-
Study/Office	-	-	-	-

MLS#: 493772

PRICE: \$374,900

ADDR: 3007 W Yarrow CIR, Superior, 80027

RESIDENTIAL-DETACHED

ACTIVE

Locale: SUPERIOR

County: Boulder

Area/SubArea: 7/0

Map Book: R - 160 - U

Subdivision: Rock Creek

Legal: Lot 8 BLK 1 Rock Creek Ranch FLG 18

DOM: 107

Total SqFt All Lvl's	2886	Basement SqFt:	0
Total Finished SqFt:	2161	Lower Level SqFt:	0
Finished SqFt w/o Bsmt:	2161	Main Level SqFt:	1223
Upper Level SqFt:	938	Addl Upper Lvl:	0
# Garage Spaces:	2	Garage Type:	Attached
Garage SqFt:	420		
YearBuilt: 1998		SqFt Source:	Prior Appraisal
New Const: No		Est. Comp.:	
Builder: Richmond		Model:	Horizon
New Const Notes:			

Remarks: On Open Space with Incredible Views of Front Range and Pond from Living Area and Back Yard. Gorgeous Horizon model with open floor plan, 4 bedroom/3 bath. Dining Room has Bay Window, Kitchen has hardwood floors, work island, pantry, writing desk. Family Room has Views, Vaulted Ceilings, Gas Fireplace. Large Master/5 piece bath. Laundry/mud room off garage. Bridge Overlooking Family room separates bedrooms upstairs. New paint, carpet and hardwood floor refinish.

Driving Directions: From South McCaslin go east on Coalton, south on Rock Creek Circle, right on West Yarrow Circle to property

Property Features

Land Size - <.25 Acre, **Style** - 2 Story, **Construction** - Wood/Frame, **Roof** - Composition Roof, **Common Amenities** - Clubhouse, Tennis, Pool, Play Area, Common Recreation/Park Area, **Association Fee Includes** - Common Amenities, Trash, **Type** - Contemporary, **Outdoor Features** - Lawn Sprinkler System, **Location Description** - Native Grass, Level Lot, Abuts Public Open Space, **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** - Unfinished Basement, **Heating** - Forced Air, **Cooling** - Central Air Conditioning, **Inclusions** - Window Coverings, Electric Range/Oven, Dishwasher, Refrigerator, Garage Door Opener, **Energy Features** - Southern Exposure, Double Pane Windows, High Efficiency Furnace, Set Back Thermostat, **Design Features** - Eat-In Kitchen, Separate Dining Room, Cathedral/Vaulted Ceilings, Open Floor Plan, Pantry, Bay Or Bow Window, Walk-In Closet, Washer/Dryer Hookups, Skylights, Wood Floors, **Master Bedroom Bath** - 5 Piece Master Bath, **Fireplace** - Gas Fireplace, **Utilities** - Natural Gas, Electric, **Water/Sewer** - District Water, District Sewer, **Ownership** - Licensed Owner, **Occupied By** - Tenant Occupied, **Possession** - Delivery Of Deed, **Property Disclosures** - Seller's Property Disclosure, Lead Paint Disclosure, **Flood Plain** - Minimal Flood Or C Rating, **Data Available** - Builder Plans, **Existing Lease** - Month-To-Month, **Possible Usage** - Single Family, **New Financing** - Cash, Conventional, FHA, VA,

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 Buyer Excl: No Contract: R Min EM: \$6,000.00 EM Recip: American Liberty Title LS: N

Prepared By Karla Bielanski - 10:37 AM - 9/7/2006

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