



Elementary: BEAR CREEK
 Middle/Jr.: SOUTHERN HILLS
 High School: FAIRVIEW
 School District:BLDR VALLEY DIST RE2

Lot Size: **Approx Acreage:**
 Electric: Xcel **Water:** City Of Boulder
 Gas: Xcel **Taxes\Yr:** 2524./2004
 PIN: 0011355 **Zoning:** LRP
 Waterfront: No **Water Meter Inst:** Yes
 Water Rights: No **Well Permit #:**
 HOA Fee: No

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

All Bedrooms Conform: Yes

ROOMS	Level	Length	Width	Floor
Master Bd	Main	16	11	Carpet
Bedroom 2	Main	9	12	Carpet
Bedroom 3	Main	10	11	Carpet
Bedroom 4	Lwr	12	9	Carpet
Bedroom 5	-	0	0	-
Dining room	Main	9	10	Carpet
Family room	Main	13	16	Carpet
Great room	-	-	-	-
Kitchen	Main	9	16	Tile
Laundry	-	-	-	-
Living room	Main	16	17	Carpet
Rec room	-	-	-	-
Study/Office	-	0	0	-

MLS#: 451012 **PRICE:** \$565,000
ADDR: 2335 Hillsdale WAY, Boulder, 80305
RESIDENTIAL **SOLD**
Locale: BOULDER **County:** Boulder
Area/SubArea: 1/9 **Map Book:** B - 128 - S
Subdivision: Table Mesa 4
Legal: Lot 54 Block 6

Total SqFt All Lvl:	1926	Basement SqFt:	0
Total Finished SqFt:	1926	Lower Level SqFt:	630
Finished SqFt w/o Bsmt:	1926	Main Level SqFt:	1926
Upper Level SqFt:	1296	Add Upper Lvl:	0
# Garage Spaces:	2	Garage Type:	Attached
Garage SqFt:	522		
YearBuilt: 1972		SqFt Source:	
New Const: No		Est. Comp.:	
Builder:		Model:	
New Const Notes:			

Remarks: JUST BELOW NCAR OPEN SPACE! Super, rarely available location! 3 blocks to open space trails, 1 block to Bear Creek Elem with no streets to cross! Flowering trees, deck w/ views, nice condition. 2 fireplaces, in living room & in family room for cozy winter nights. Bright kitchen w/tile floor, whitewashed cabinets, white appliances, built-in kitchen desk looking out over deck & garden window over sink. Updated windows across front of house. Large master has private bath. Auto sprinkler system.

Sold Date: 06/15/2005 **Sold Price:** \$565,000
Terms: CONV FIX **DOM:** 37 **DTO:** 18
D.Pymt.Assist? N
Points Paid/Seller: 0.00 **Points Paid/Buyer:** 0.00
Other Considerations: Misc. Sale Info:
SA: COOP Agent --
SO: COOP --

Property Features

Land Size - <.25 Acre, **Style** - Bi-Level, **Construction** - Wood/Frame, Brick/Brick Veneer, **Roof** - Composition Roof, **Type** - Contemporary, **Outdoor Features** - Lawn Sprinkler System, Deck, **Fences** - Enclosed Fenced Area, Wood Fence, **Views** - Foothills View, **Basement/Foundation** - No Basement, **Heating** - Forced Air, **Cooling** - Ceiling Fan, **Inclusions** - Window Coverings, Electric Range/Oven, Dishwasher, Refrigerator, **Design Features** - Separate Dining Room, Washer/Dryer Hookups, **Master Bedroom Bath** - 3/4 Master Bath, **Fireplace** - 2+ Fireplaces, Living Room Fireplace, Family/Recreation Room Fireplace, **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, **Flood Plain** - Minimal Flood Or C Rating, **Data Available** - Survey Available, **Possible Usage** - Single Family, **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:** R **Min EM:** \$7,500.00 **EM Recip:** FAHTCO **LS:** N

Prepared By **Neil Stein** - 3:01 PM - 7/16/2005
 Information Deemed Reliable But Not Guaranteed. (C) IRES, LLC