

© IRES



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:** 1882/2003  
 PIN:                      **Zoning:** RES  
 Waterfront: No                      **Water Meter Inst:** Yes  
 Water Rights: No                      **Well Permit #:**  
 HOA Fee: No

Bedrooms:	3	Baths:	3	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	1	0	0	0	0	1
1/2	0	0	1	0	0	1

All Bedrooms Conform: Yes

ROOMS	Level	Length	Width	Floor
Master Bd	Main	12	14	Wood
Bedroom 2	Main	14	9	Wood
Bedroom 3	Lwr	12	13	Carpet
Bedroom 4	-	-	-	-
Bedroom 5	-	-	-	-
Dining room	-	-	-	-
Family room	Lwr	12	35	Carpet
Great room	-	-	-	-
Kitchen	Main	12	16	Wood
Laundry	Lwr	12	15	Other
Living room	Main	13	19	Wood
Rec room	-	-	-	-
Study/Office	Lwr	6	4	Carpet

MLS#: 429874

PRICE: \$459,900

ADDR: 990 ITHACA DR, Boulder, 80305

RESIDENTIAL

SOLD

Locale: BOULDER

County: Boulder

Area/SubArea: 1/9

Map Book: B - 128 - T

Subdivision: Table Mesa

Legal: Lot 4 Block 14 Table Mesa 1

URL: [www.homesofbouldercounty.com/searchproperties/bylocation/ithacadr99](http://www.homesofbouldercounty.com/searchproperties/bylocation/ithacadr99)

Total SqFt All Lvl's	2146	Basement SqFt:	1073
Total Finished SqFt:	1966	Lower Level SqFT:	0
Finished SqFt w/o Bsmt:	1073	Main Level SqFt:	1073
Upper Level SqFT:	0	Addl Upper Lvl:	0
# Garage Spaces:	1	Garage Type:	Attached
Garage SqFt:	348		
YearBuilt: 1969		SqFt Source: Assessor Records	
New Const: No		Est. Comp.:	
Builder:		Model:	
New Const Notes:			

**Remarks:** Enjoy year-round unobstructed Flatiron views from fully renovated home redone for modern lifestyles! New kitchen, maple cabinets, island, black granite countertops, wood floors, fireplace with slate hearth. Master suite with large walk-in closet, double sinks & jetted tub. New windows & doors, new wiring, plumbing, Trex deck to enjoy your mature yard. Computer alcove wired for DSL. BIG basement family room w/Berber carpet & daylight egress windows & room for 4th bdrm. Near schools/trails!

Sold Date: 12/29/2004

Sold Price: \$442,000

Terms: CONV ARM

DOM: 53 DTO: 53

D.Pymt.Assist? N

Points Paid/Seller: 0.00

Points Paid/Buyer: 0.00

Other Considerations:

Misc. Sale Info: Variablecomm

SA: Karla Bielanski

303-499-0860

SO: MB/Karla Bielanski & Associate 303-440-6464

**Property Features**

**Land Size** - <.25 Acre, **Style** - 1 Story/Ranch, **Construction** - Brick/Brick Veneer, **Roof** - Composition Roof, **Type** - Contemporary, **Outdoor Features** - Deck, Oversized Garage, **Location Description** - Evergreen Trees, Deciduous Trees, Level Lot, **Fences** - Enclosed Fenced Area, Wood Fence, **Views** - Foothills View, **Basement/Foundation** - Full Basement, 90%+ Finished Basement, Daylight Basement, **Heating** - Forced Air, **Cooling** - Whole House Fan, **Inclusions** - Electric Range/Oven, Self-Cleaning Oven, Dishwasher, Clothes Washer, Clothes Dryer, Jetted Bath Tub, Laundry Tub, **Energy Features** - Double Pane Windows, **Design Features** - Eat-In Kitchen, Open Floor Plan, Walk-In Closet, Washer/Dryer Hookups, Wood Floors, **Master Bedroom Bath** - Full Master Bath, Luxury Features Master Bath, **Fireplace** - Living Room Fireplace, **Utilities** - Natural Gas, Electric, Cable TV Available, DSL 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, Lead Paint Disclosure, **Flood Plain** - Minimal Flood Or C Rating, **Possible Usage** - Single Family, **New Financing** - Cash, Conventional, FHA,

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: RV Min EM: \$6,000.00 EM Recip: First American Heritage Title Co LS: N

Prepared By Neil Stein - 11:09 AM - 2/23/2005  
 Information Deemed Reliable But Not Guaranteed. (C) IRES, LLC