Elementary: EISENHOWER
Middle/Jr.: MANHATTAN
High School: FAIRVIEW
School District: BLDR VALLEY DIST RE2

Lot Size: **Approx Acreage:**
Electric: XCEL **Water:** Boulder
Gas: XCEL **Taxes\Yr:** 1185/2004
PIN: 0089790 **Zoning:** HR-D
Waterfront: No **Water Meter Inst:** Yes
Water Rights: No **Well Permit #:**
HOA Fee: $269.00/M **Xfer:** No **Rsrv:** Yes
HOA Name: Villa Del Prado Condos

Bedrooms: 2 **Baths:** 2 **Rough Ins:** 0

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	13	12	Carpet
Bedroom 2	Main	14	13	Carpet
Bedroom 3	-	-	-	-
Bedroom 4	-	-	-	-
Bedroom 5	-	-	-	-
Dining room	Main	11	10	-
Family room	-	-	-	-
Great room	-	-	-	-
Kitchen	Main	11	9	Vinyl
Laundry	-	-	-	-
Living room	Main	17	15	Carpet
Rec room	-	-	-	-
Study/Office	-	-	-	-

MLS#: 442359 **PRICE:** $249,900
ADDR: 4475 Laguna PL 203, Boulder, 80303
ATTACHED DWELLING/RES **SOLD**
Locale: BOULDER **County:** Boulder
Area/SubArea: 1/11 **Map Book:** R - 128 - L
Subdivision: Villa Del Prado
Legal: Unit 203 Villa Del Prado Condos

Total SqFt All Lvls	1314	**Basement SqFt:**	0
Total Finished SqFt:	1314	**Lower Level SqFT:**	0
Finished SqFt w/o Bsmt:	1314	**Main Level SqFt:**	1314
Upper Level SqFT:	0	**Addl Upper Lvl:**	0
# Garage Spaces:	1	**Garage Type:**	Underground
Garage SqFt:	162		
YearBuilt: 1981		**SqFt Source:**	
New Const: No		**Est. Comp.:**	
Builder:		**Model:**	
New Const Notes:			

Remarks: Wonderful, one-level condo on 2nd flr with spacious rooms, newer, neutral carpet, balcony & patio, underground parking & huge storage closet! This condo complex has a clubhouse, pool, exercise, party & game rooms. Close to shopping, library, park, medical services! The living room overlooks a large covered patio, great for potted flowers & outdoor dining. Huge laundry room. Large 2nd bdrm has large windows & mtn views. Master has sliding door to balcony, views, big closets & private full bath.

Sold Date: 05/26/2005 **Sold Price:** $240,000
Terms: OTH **DOM:** 121 **DTO:** 109
D.Pymt.Assist? N
Points Paid/Seller: 0.00 **Points Paid/Buyer:** 0.00
Other Considerations: **Misc. Sale Info:**
SA: Janyce West 303-875-0323
SO: RE/MAX Of Boulder 303-449-7000

Property Features

Style - 1 Story/Ranch, **Construction -** Stucco, **Roof -** Tile Roof, **Description -** 2nd Floor Condo, **Common Amenities -** Clubhouse, Hot Tub, Indoor Pool, Pool, Sauna, Exercise Room, Extra Storage, Security Building, Elevator, **Association Fee Includes -** Common Amenities, Trash, Snow Removal, Lawn Care, Security, Management, Common Utilities, Exterior Maintenance, Cable TV Available, Water/Sewer, Hazard Insurance, **Type -** Contemporary, **Outdoor Features -** Balcony, Patio, **Views -** Foothills View, **Basement/Foundation -** No Basement, **Heating -** Forced Air, **Cooling -** Central Air Conditioning, **Inclusions -** Electric Range/Oven, Dishwasher, Refrigerator, Bar Refrigerator, Clothes Washer, Clothes Dryer, Trash Compactor, Garage Door Opener, **Energy Features -** Double Pane Windows, **Design Features -** Separate Dining Room, Washer/Dryer Hookups, **Master Bedroom Bath -** Full Master Bath, **Fireplace -** Living Room Fireplace, **Disabled Accessibility -** Main Floor Bath, Main Level Bedroom, **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, **Pets -** Dogs Allowed, Cats Allowed, Pet Restrictions, **New Financing -** 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:** $4,000.00 **EM Recip:** FAHTCO **LS:** N

Information Deemed Reliable But Not Guaranteed. (C) IRES, LLC