



Elementary: LAFAYETTE
 Middle/Jr.: ANGEVINE
 High School: CENTAURUS
 School District:BLDR VALLEY DIST RE2

Lot Size: **Approx Acreage:**
 Electric: Xcel **Water:** Lafayette
 Gas: Xcel **Taxes\Yr:** 1969/2004
 PIN: 0116592 **Zoning:** R1PUD
 Waterfront: No **Water Meter Inst:** Yes
 Water Rights: No **Well Permit #:**
 HOA Fee: \$46.00/M Xfer: No Rsrv: No
 HOA Name: Indian Peaks

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

All Bedrooms Conform: Yes

ROOMS	Level	Length	Width	Floor
Master Bd	Upr	18	12	Carpet
Bedroom 2	Upr	11	11	Carpet
Bedroom 3	Upr	11	9	Carpet
Bedroom 4	-	-	-	-
Bedroom 5	-	-	-	-
Dining room	Main	12	9	Carpet
Family room	Main	15	14	Carpet
Great room	-	-	-	-
Kitchen	Main	12	10	Vinyl
Laundry	Lwr	7	5	Other
Living room	Main	16	11	Carpet
Rec room	-	-	-	-
Study/Office	-	-	-	-

MLS#: 440232 **PRICE:** \$369,900
ADDR: 377 Lodgewood LN, Lafayette, 80026
RESIDENTIAL **SOLD**
Locale: LAFAYETTE **County:** Boulder
Area/SubArea: 3/0 **Map Book:** R - 131 - E
Subdivision: Indian Peaks 1
Legal: Lot 85 Indian Peaks 1 Replat A

Total SqFt All Lvl: 2786 **Basement SqFt:** 971
Total Finished SqFt: 1815 **Lower Level SqFt:** 0
Finished SqFt w/o Bsmt: 1815 **Main Level SqFt:** 987
Upper Level SqFt: 828 **Addl Upper Lvl:** 0
Garage Spaces: 2 **Garage Type:** Attached
Garage SqFt:
YearBuilt: 1995 **SqFt Source:** Prior Appraisal
New Const: No **Est. Comp.:**
Builder: **Model:**
New Const Notes:

Remarks: Right on Indian Peaks 9th hole tee box - 180-degree golf course & Mtn views! Excellent condition, new carpet & ext paint, vaulted ceilings, walkout basement w/views, sunny & open, 2 bay windows, 42 oak cabinets, upgraded bath/kitchen fixtures, pantry, central A/C, humidifier, ceiling fans, gas fireplace, large patio & cedar deck. Low maintenance landscaping & auto 4-zone irrigation. Pre-wired for multiple TV's, phones, stereo, master w/big walk-in, whirlpool tub, custom pleated shades/blinds.

Sold Date: 05/06/2005 **Sold Price:** \$365,000
Terms: CONV FIX **DOM:** 85 **DTO:** 28
D.Pymt.Assist? N
Points Paid/Seller: 0.00 **Points Paid/Buyer:** 0.00
Other Considerations: **Misc. Sale Info:**
SA: Jane Kennedy 303-588-6158
SO: ERA Tradewind Real Estate-Bldr303-443-6050

Property Features

Land Size - <.25 Acre, **Style** - 2 Story, **Construction** - Wood/Frame, **Roof** - Composition Roof, **Common Amenities** - Common Recreation/Park Area, **Association Fee Includes** - Common Amenities, Trash, **Type** - Contemporary, **Outdoor Features** - Lawn Sprinkler System, Patio, Deck, **Location Description** - Cul-De-Sac, **Views** - Back Range/Snow Capped, **Basement/Foundation** - Walk-Out Basement, **Heating** - Forced Air, **Cooling** - Central Air Conditioning, Ceiling Fan, **Inclusions** - Window Coverings, Electric Range/Oven, Dishwasher, Refrigerator, Clothes Washer, Clothes Dryer, Microwave, Jetted Bath Tub, Security System Owned, Garage Door Opener, **Design Features** - Separate Dining Room, Cathedral/Vaulted Ceilings, Open Floor Plan, Pantry, Bay Or Bow Window, Walk-In Closet, Washer/Dryer Hookups, **Master Bedroom Bath** - 5 Piece Master Bath, **Fireplace** - Gas Fireplace, Family/Recreation Room Fireplace, **Utilities** - Natural Gas, Electric, **Water/Sewer** - City Water, City Sewer, **Ownership** - Private Owner, **Occupied By** - Owner Occupied, **Possession** - Delivery Of Deed, **Property Disclosures** - Seller's Property Disclosure, **Flood Plain** - Minimal Flood Or C Rating, **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:** \$5,000.00 **EM Recip:** FAHTCO **LS:** N

Prepared By **Karla Bielanski** - 11:35 PM - 5/6/2005
 Information Deemed Reliable But Not Guaranteed. (C) IRES, LLC