

**Presented By: KARLA M BIELANSKI**

**Address:**12161 MELODY DRIVE  
**Price:**\$99,500  
**Property Type:** CONDOMINIUM  
**Status:**ACTIVE  
**Listing #:**137362  
**Bldg/Unit #:**23-202  
**Backup/First:**



<b>Area:</b> N SUBN WEST	<b>Parcel ID#:</b> 0	<b>County:</b> ADAMS
<b>Sub Area:</b> COTTONWOOD VILLAS	<b>Name:</b> COTTONWOOD VILLAS	<b>City:</b> WESTMINSTER
<b>Type:</b> CONDO	<b>Architecture:</b> CONTEMPORARY	<b>Zip:</b> 80234
<b>Style:</b> RANCH/ONE-STORY	<b>Construction:</b> FRAME/BRICK	<b>Year Built:</b> 1972
<b>Faces:</b> EAST	<b>Roofing Material:</b>	<b>Builder:</b>
<b>NS Direction:</b> NORTH      #:12100	<b>Car Storage:</b> OFF STREET,RESERVED	<b>Model:</b>
<b>EW Direction:</b> WEST      #:600	<b>Car Spaces:</b> 2	<b>Unit On End:</b>
<b>Map/Section:</b> 164 - X	<b>Elementary:</b> <u>1105,ARAPAHOE RIDGE</u>	<b>Level:</b> 2
<b>Total HOA Fees:</b> \$230	<b>Jr High/Middle:</b> <u>1730,CENTURY</u>	<b>Taxes:</b> \$862
<b>Fee Quoted:</b> MONTHLY <b>Multiple HOAs:</b> NO	<b>Sr High:</b> 1947,LEGACY HIGH SCHOOL	<b>Unincorporated:</b> NO

**Fee Includes:**CLUBHOUSE,INSURANCE,COMMUNITY POOL,SNOW REMOVAL,EX BLG & ROOF MT,TRASH,GROUNDS MAINT

	TOTAL	UPPER	MAIN	LOWER	BASEMENT
<b>Bedrooms</b>	3		3		
<b>Baths</b>	2		FF		
<b>Square Feet</b>	1089		1089		
<b>Finished Sq Ft Total (Sq Ft+Finished Bsmt Sq Ft):</b> 1089					
<b>Basement:</b>		<b>Bsmt Finished:</b>		<b>Date Measured:</b>	
				<b>%Bsmt Finished:</b>	
<b>Master Bedroom:</b>	11'X15'	MAIN LEVEL	<b>Living Room:</b>	16'X15'	
<b>Family Room:</b>			<b>Dining Room:</b>	10'X11'	
<b>Study/Den:</b>			<b>Kitchen:</b>	8'X9'	
<b>Laundry Loc:</b>	MAIN LEVEL		<b>W/D Hookup In Unit:</b>	YES	
<b># Of Fireplaces:</b>			<b>Heat:</b>	GAS,FORCED AIR	
<b>Fireplace Loc:</b>			<b>Average Utility:</b> \$		

**Description:** AIR COND-CENTRAL,BALCONY,CABLE AVAILABLE,CORNER,DBL PANE WINDOWS,DISPOSAL,DISHWASHER,FORMAL DINING,MAINT/ASSOC FEE,MASTER BATHROOM,NEWER CARPET,NEW PAINT,POOL COMMUNITY,QUICK POSSESSION,REFRIGERATOR,SMOKE ALARM,STOVE, UPDATED,WALL/WALL CARPET  
**Public Remarks:**CLEAN, 2ND FLOOR 3 BEDRM, 2 FULL BATH UNIT WITH NEW CARPET AND PAINT! ALL KITCHEN APPLIANCES INCLUDED. WASHER/DRYER HOOK-UPS 2 YR OLD FURNACE & A/C UNIT. LARGE BALCONY, BRIGHT AND SUNNY ROOMS, NEW WINDOW TREATMENTS. READY TO MOVE IN!

**Listing Office:**MB KARLA BIELANSKI &