

Clean Condo with New Paint and Carpet!



12161 Melody Dr. #202

Cottonwood Villas

\$99,500

Take a virtual tour at
www.HomesofBoulderCounty.com



Clean, 2nd Floor condo with 3 bedrooms, and 2 bathrooms. Ready to move in and enjoy this property or an investment opportunity awaits you!

A 2 year old furnace and A/C unit (one of the few A/C units actually working) will keep you cozy year round. New carpet and new paint will keep the cost of maintenance down and help make ownership a breeze. All kitchen appliances are included.

A large washer and dryer closet has hook-ups. Plenty of storage thru-out the unit and larger closets in the bedrooms provide ample storage. An East facing balcony and lots of windows brings in plenty of sunshine, making this a bright and sunny home. A clubhouse with lots of community activities and a pool and playground are all included in the HOA dues.

2 reserved parking spaces rounds out this great home, close to shopping, restaurants, RTD, schools and I25. At 3 bedrooms, 2 bathrooms and a 1089 square feet, this is a super value at \$99,500! MLS#137362.



Karla Bielanski & Associates
www.homesofbouldercounty.com



CRS, GRI, ABR, ePRO-500
Karla@HomesOfBoulderCounty.com
Direct/Cell 303-499-0860
Office 303-440-6464
1790 30th St. #130
Boulder, CO 80301