



Elementary: COAL CREEK
 Middle/Jr.: LOUISVILLE
 High School: MONARCH
 School District: BLDR VALLEY DIST RE2

Lot Size: **Approx Acreage:**
 Electric: Xcel **Water:** City Of Louisville
 Gas: Xcel **Taxes\Yr:** 1786.06/2004
 PIN: 0077025 **Zoning:** RES
 Waterfront: No **Water Meter Inst:** Yes
 Water Rights: No **Well Permit #:**
 HOA Fee: No

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

All Bedrooms Conform: No

ROOMS	Level	Length	Width	Floor
Master Bd	Upr	22	16	Carpet
Bedroom 2	Main	13	10	Carpet
Bedroom 3	Main	10	11	Carpet
Bedroom 4	Upr	25	10	Carpet
Bedroom 5	-	0	0	-
Dining room	Main	10	9	Tile
Family room	-	0	0	-
Great room	-	0	0	-
Kitchen	Main	11	12	Tile
Laundry	Main	6	6	Other
Living room	Main	17	13	Tile
Rec room	-	0	0	-
Study/Office	Main	11	7	Carpet

MLS#: 449385 **PRICE:** \$329,900
ADDR: 1714 Polk CT, Louisville, 80027
RESIDENTIAL **SOLD**
Locale: LOUISVILLE **County:** Boulder
Area/SubArea: 2/0 **Map Book:** B - 130 - Q
Subdivision: Mesa Point
Legal: Lot 12

Total SqFt All LvlS	2262	Basement SqFt:	0
Total Finished SqFt:	2262	Lower Level SqFt:	0
Finished SqFt w/o Bsmt:	2262	Main Level SqFt:	1560
Upper Level SqFt:	702	Addl Upper Lvl:	0
# Garage Spaces:	2	Garage Type:	Attached
Garage SqFt:	613		
YearBuilt: 1983		SqFt Source: Prior Appraisal	
New Const: No		Est. Comp.:	
Builder: Randy Hartman		Model:	
New Const Notes:			

Remarks: Unique Randy Hartman solar home! Energy efficient features thru out. Enjoy cozy winter nights or glorious sunny days in comfort & with low energy bills! Open, sunny floor plan, operable skylights, vaulted ceilings, wood-burning Buck stove. Large, bright master. All appliances. Spacious indoor sunroom! Electrostatic air filter, central air! Lovely back yard with 4 raised perennial garden beds & 8 zone sprinkler. New roof. Great neighborhood, very close to open space paths, shopping, bus!

Sold Date: 06/15/2005 **Sold Price:** \$320,000
Terms: CONV FIX **DOM:** 51 **DTO:** 18
D.Pymt.Assist? N
Points Paid/Seller: 0.00 **Points Paid/Buyer:** 0.00
Other Considerations: **Misc. Sale Info:**
SA: Krista Koth 303-746-7316
SO: RE/MAX Alliance-Boulder303-499-9880

Property Features
Land Size - < 25 Acre, **Style** - 2 Story, **Construction** - Cedar/Redwood, **Roof** - Composition Roof, **Type** - Contemporary, **Outdoor Features** - Lawn Sprinkler System, Patio, Oversized Garage, **Location Description** - Cul-De-Sac, Level Lot, **Fences** - Enclosed Fenced Area, Wood Fence, **Basement/Foundation** - No Basement, **Heating** - Forced Air, Humidifier, Electric Air Filter, **Cooling** - Central Air Conditioning, Ceiling Fan, **Inclusions** - Window Coverings, Electric Range/Oven, Dishwasher, Refrigerator, Clothes Washer, Clothes Dryer, Microwave, **Energy Features** - Southern Exposure, Double Pane Windows, **Design Features** - Separate Dining Room, Cathedral/Vaulted Ceilings, Open Floor Plan, Pantry, Wood Windows, Stain/Natural Trim, Walk-In Closet, Washer/Dryer Hookups, Skylights, **Master Bedroom Bath** - Full Master Bath, **Fireplace** - Living Room Fireplace, **Utilities** - Natural Gas, Electric, Solar-Passive, **Water/Sewer** - City Water, City Sewer, **Ownership** - Private Owner, **Occupied By** - Owner Occupied, **Possession** - 1-3 Days After Closing, **Property Disclosures** - Seller's Property Disclosure, **Flood Plain** - 500 Year Flood Or B Or X 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:** RV **Min EM:** \$4,000.00 **EM Recip:** FAHTCO **LS:** N

Prepared By **Neil Stein** - 3:16 PM - 7/16/2005
 Information Deemed Reliable But Not Guaranteed. (C) IRES, LLC