



**Elementary:** MESA  
**Middle/Jr.:** SOUTHERN HILLS  
**High School:** FAIRVIEW  
**School District:**BLDR VALLEY DIST RE2

**Lot Size:**                   **Approx Acreage:**  
**Electric:** Xcel               **Water:** City Of Boulder  
**Gas:** Xcel                   **Taxes\Yr:** 3125/2003  
**PIN:**                         **Zoning:** LR-D  
**Waterfront:** No           **Water Meter Inst:** Yes  
**Water Rights:** No       **Well Permit #:**  
**HOA Fee:** \$69.50/M **Xfer:** Yes **Rsrv:** Yes  
**HOA Name:** Devil's Thumb HOA

Bedrooms: 4	Baths: 2	Rough Ins: 0				
BATHS	Bsmt	Lwr	Main	Upr	Addl	Total
Full	0	1	0	1	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	Upr	14	14	Carpet
Bedroom 2	Upr	12	9	Carpet
Bedroom 3	Lwr	13	13	Carpet
Bedroom 4	Lwr	13	11	Carpet
Bedroom 5	-	-	-	-
Dining room	Upr	13	11	Carpet
Family room	-	-	-	-
Great room	-	-	-	-
Kitchen	Upr	13	14	Wood
Laundry	-	-	-	-
Living room	Main	14	17	Carpet
Rec room	Lwr	15	23	Carpet
Study/Office	-	-	-	-

**MLS#:** 434221

**PRICE:** \$659,900

**ADDR:** 2393 POWDERHORN LN, Boulder, 80305

**RESIDENTIAL**

**SOLD**

**Locale:** BOULDER

**County:** Boulder

**Area/SubArea:** 1/9

**Map Book:** B - 128 - W

**Subdivision:** Devil's Thumb

**Legal:** Lot 14, Devil's Thumb 4

**URL:** [www.homesofbouldercounty.com/searchproperties/bylocation/powderhor](http://www.homesofbouldercounty.com/searchproperties/bylocation/powderhor)

<b>Total SqFt All Lvlis</b>	2091	<b>Basement SqFt:</b>	0
<b>Total Finished SqFt:</b>	2091	<b>Lower Level SqFt:</b>	0
<b>Finished SqFt w/o Bsmt:</b>	2091	<b>Main Level SqFt:</b>	1227
<b>Upper Level SqFt:</b>	0	<b>Addl Upper Lvl:</b>	0
<b># Garage Spaces:</b>	2	<b>Garage Type:</b>	Attached
<b>Garage SqFt:</b>	400		
<b>YearBuilt:</b> 1977		<b>SqFt Source:</b> Other	
<b>New Const:</b> No		<b>Est. Comp.:</b>	
<b>Builder:</b>		<b>Model:</b>	
<b>New Const Notes:</b>			

**Remarks:** Lovely, quality renovation, views! Large landscaped/sprinklered lot, backs to HOA open space/path to Mesa Elem! Flagstone steps/patio, slate entry w/cedar storage bench & French doors, living room w/vaulted ceiling, moss rock frplce, berber carpet! Big eat-in kitchen, wood flrs, stainless appls, gas range, redwood deck. Beautifully tiled baths, satin nickel fixtures. Huge family rm w/blt-in entertainment cntr/wood stove, walks out to private hot tub. Hunter Doug blinds, 3 yr old furn, roof, A/C.

**Sold Date:** 01/26/2005                   **Sold Price:** \$670,000  
**Terms:** CONV ARM                       **DOM:** 51   **DTO:** 7  
**D.Pymt.Assist?** N  
**Points Paid/Seller:** 0.00               **Points Paid/Buyer:** 0.00  
**Other Considerations:** 0               **Misc. Sale Info:** 2 Offers  
**SA:** Robert Shearman                   303-525-7100  
**SO:** Legendary Properties, LLC303-443-6161

**Property Features**

**Land Size** - <.25 Acre, **Style** - Tri-Level, **Construction** - Wood/Frame, **Roof** - Composition Roof, **Common Amenities** - Clubhouse, Tennis, Pool, Common Recreation/Park Area, **Association Fee Includes** - Common Amenities, **Type** - Contemporary, **Outdoor Features** - Lawn Sprinkler System, Patio, Deck, Hot Tub Included, **Location Description** - Cul-De-Sac, Wooded Lot, Evergreen Trees, Level Lot, **Fences** - Enclosed Fenced Area, Wood Fence, Dog Run/Kennel, **Views** - Foothills View, **Basement/Foundation** - 90%+ Finished Basement, Walk-Out Basement, **Heating** - Forced Air, Wood Stove, **Cooling** - Central Air Conditioning, Ceiling Fan, **Inclusions** - Window Coverings, Gas Range/Oven, Dishwasher, Refrigerator, Microwave, Garage Door Opener, **Design Features** - Separate Dining Room, Cathedral/Vaulted Ceilings, Open Floor Plan, Wood Windows, Stain/Natural Trim, Walk-In Closet, Washer/Dryer Hookups, Wood Floors, **Fireplace** - Fireplace Insert, 2+ Fireplaces, Living Room Fireplace, **Utilities** - Natural Gas, Electric, Cable TV Available, DSL Avail, **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, Lead Paint Disclosure, **Flood Plain** - Minimal Flood Or C Rating, **Possible Usage** - Single Family, **New Financing** - Cash, Conventional, VA,

**LA:** Karla Bielanski **Phone:** 303-499-0860 **Email:** [karla@homesofbouldercounty.com](mailto: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:** \$10,000.00 **EM Recip:** First American Heritage Title Co **LS:** N

Prepared By **Neil Stein** - 7:50 PM - 3/7/2005  
 Information Deemed Reliable But Not Guaranteed. (C) IRES, LLC