

© IRES



Elementary: SUPERIOR
Middle/Jr.: ELDORADO
High School: MONARCH
School District:BLDR VALLEY DIST RE2

Lot Size: **Approx Acreage:**
Electric: Xcel **Water:** Superior Metro District
Gas: Xcel **Taxes\Yr:** 2508/2003
PIN: **Zoning:** PD
Waterfront: No **Water Meter Inst:** Yes
Water Rights: No **Well Permit #:**
HOA Fee: \$43.00/M **Xfer:** Yes **Rsrv:** Yes
HOA Name: Managed With Care

Bedrooms:	5	Baths:	4	Rough Ins:	0		
BATHS	Bsmt	Lwr	Main	Upr	Addl	Total	
Full	1	0	0	2	0	3	
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	20	12	Carpet
Bedroom 2	Upr	11	10	Carpet
Bedroom 3	Upr	12	10	Carpet
Bedroom 4	Upr	13	10	Carpet
Bedroom 5	Bsmt	15	10	Carpet
Dining room	Main	14	11	Carpet
Family room	Main	18	13	Carpet
Great room	-	-	-	-
Kitchen	Main	21	12	Vinyl
Laundry	Main	-	-	Vinyl
Living room	Main	14	12	Carpet
Rec room	Bsmt	22	19	Carpet
Study/Office	Main	13	10	Carpet

MLS#: 425103 **PRICE:** \$399,900
 ADDR: 1107 Rand WAY, Superior, 80027
RESIDENTIAL **SOLD**
Locale: SUPERIOR **County:** Boulder
Area/SubArea: 7/0 **Map Book:** B - 160 - Q
Subdivision: Rock Creek Ranch
Legal: Lot 10, Block 6 Rock Creek Ranch Filing 8a

Total SqFt All Lvl: 3303 **Basement SqFt:** 833
Total Finished SqFt: 3223 **Lower Level SqFt:** 0
Finished SqFt w/o Bsmt: 2470 **Main Level SqFt:** 1341
Upper Level SqFt: 1129 **Addl Upper Lvl:** 0
Garage Spaces: 3 **Garage Type:** Attached
Garage SqFt: 631
YearBuilt: 1992 **SqFt Source:** Assessor Records
New Const: No **Est. Comp.:**
Builder: Richmond **Model:** Lancaster
New Const Notes:

Remarks: Super value! Quiet cul-de-sac, short walk to Superior Elementary, paths/parks! 2-story foyer w/ hardwood flrs, curved stairway. Family room w/brick fireplc, built-in entertainment center. Sunny kitchen/breakfast nook overlook fenced, private & lush yard with flagstone patio, roses, trees, rock waterfall! Huge master w/vaulted ceiling, bow window, big walk-in closet, 5 pc bath! Finished lower level w/living rm, bedrm, bath-great for teen, in-laws, roommate! Same model, same street sold for \$461K!

Sold Date: 10/11/2004 **Sold Price:** \$369,220
Terms: OTH **DOM:** 47 **DTO:** 23
D.Pymt.Assist? N
Points Paid/Seller: 0.00 **Points Paid/Buyer:** 0.00
Other Considerations: **Misc. Sale Info:**
SA: Lloyd Evans 303-494-1712
SO: University Real Estate, LLC303-494-1712

Property Features

Land Size - < .25 Acre, **Style** - 2 Story, **Construction** - Wood/Frame, **Roof** - Other Roof, **Common Amenities** - Tennis, Pool, Play Area, Common Recreation/Park Area, **Association Fee Includes** - Common Amenities, Trash, **Type** - Contemporary, **Outdoor Features** - Lawn Sprinkler System, Patio, Recreation Association Required, **Location Description** - Cul-De-Sac, **Fences** - Enclosed Fenced Area, **Basement/Foundation** - Partial Basement, 90%+ Finished Basement, Slab, Radon Unknown, **Heating** - Forced Air, **Cooling** - Ceiling Fan, Whole House Fan, **Inclusions** - Window Coverings, Electric Range/Oven, Dishwasher, Refrigerator, Garage Door Opener, **Energy Features** - Double Pane Windows, **Design Features** - Eat-In Kitchen, Separate Dining Room, Cathedral/Vaulted Ceilings, Open Floor Plan, Pantry, Bay Or Bow Window, Stain/Natural Trim, Walk-In Closet, Wood Floors, **Master Bedroom Bath** - Luxury Features Master Bath, 5 Piece Master Bath, **Fireplace** - Family/Recreation Room Fireplace, **Utilities** - Natural Gas, Electric, Cable TV Available, DSL Avail, Cable Modem Avail, **Water/Sewer** - District Water, District 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:** RV **Min EM:** \$5,000.00 **EM Recip:** FAHTCO **LS:** N

Prepared By **Neil Stein** - 5:18 PM - 10/15/2004
Information Deemed Reliable But Not Guaranteed. (C) IRES, LLC