



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:** 1965.00/2004
 PIN: 0014686 **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	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	11	Wood
Bedroom 2	Upr	12	9	Wood
Bedroom 3	Lwr	11	10	Carpet
Bedroom 4	Lwr	11	10	Other
Bedroom 5	-	0	0	-
Dining room	Upr	13	9	Wood
Family room	-	0	0	-
Great room	-	0	0	-
Kitchen	Upr	11	15	Wood
Laundry	-	0	0	-
Living room	Main	20	12	Wood
Rec room	-	0	0	-
Study/Office	-	0	0	-

MLS#: 450175 **PRICE:** \$549,900
 ADDR: 1093 Yale CIR, Boulder, 80305
RESIDENTIAL **SOLD**
Locale: BOULDER **County:** Boulder
Area/SubArea: 1/9 **Map Book:** B - 24 - B
Subdivision: Table Mesa
Legal: Lot 23, Block 17

Total SqFt All LvlS	1833	Basement SqFt:	0
Total Finished SqFt:	1833	Lower Level SqFT:	756
Finished SqFt w/o Bsmt:	1833	Main Level SqFt:	1077
Upper Level SqFT:	0	Addl Upper Lvl:	0
# Garage Spaces:	2	Garage Type:	Attached
Garage SqFt:	525		
YearBuilt: 1966		SqFt Source: Assessor Records	
New Const: No		Est. Comp.:	
Builder:		Model:	
New Const Notes:			

Remarks: Popular Table Mesa location with Flatiron views, meets contemporary loft style renovation! Sleek styling, all new kitchen, stainless steel appliances, solid surface Zodiac countertops, new cabinets, new tiled baths, new windows, trim, fixtures, contemporary lighting! Wood floors, fireplace, private & fun, rooftop deck! Master has walk-in closet. New Rennai Insta-Hot water & baseboard heat. Evaporative cooler, sprinkler, quiet cul-de-sac. Walk to shopping, park, rec center, great schools!

Sold Date: 06/29/2005 **Sold Price:** \$552,900
Terms: CONV FIX **DOM:** 58 **DTO:** 11
D.Pymt.Assist? N
Points Paid/Seller: 0.00 **Points Paid/Buyer:** 0.00
Other Considerations: **Misc. Sale Info:**
SA: Karla Bielanski 303-499-0860
SO: MB/Karla Bielanski & Associate303-440-6464

Property Features

Land Size - <.25 Acre, **Style** - Tri-Level, **Construction** - Wood/Frame, Brick/Brick Veneer, **Roof** - Composition Roof, **Type** - Contemporary, **Outdoor Features** - Lawn Sprinkler System, Patio, Deck, **Location Description** - Cul-De-Sac, Corner Lot, Wooded Lot, Deciduous Trees, Level Lot, **Fences** - Enclosed Fenced Area, **Views** - Back Range/Snow Capped, **Basement/Foundation** - Crawl Space, **Heating** - Hot Water, Baseboard Heat, Multi-Zoned Heat, **Cooling** - Evaporative Cooler, **Inclusions** - Electric Range/Oven, Dishwasher, Refrigerator, Clothes Washer, Clothes Dryer, Microwave, Garage Door Opener, **Energy Features** - Double Pane Windows, **Design Features** - Separate Dining Room, Cathedral/Vaulted Ceilings, Open Floor Plan, Walk-In Closet, Washer/Dryer Hookups, Wood Floors, **Fireplace** - Living Room Fireplace, **Utilities** - Natural Gas, Electric, **Water/Sewer** - City Water, City Sewer, **Ownership** - Private Owner, **Occupied By** - Vacant Not For Rent, **Possession** - Delivery Of Deed, **Property Disclosures** - Seller's Property Disclosure, Lead Paint Disclosure, **Flood Plain** - Minimal Flood Or C Rating, **Data Available** - Survey Available, Legal Description Available, **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:** R **Min EM:** \$7,500.00 **EM Recip:** FAHTCO **LS:** N

Prepared By **Neil Stein** - 3:04 PM - 7/16/2005
 Information Deemed Reliable But Not Guaranteed. (C) IRES, LLC