



Elementary: WHITTIER
 Middle/Jr.: CASEY
 High School: BOULDER
 School District: BLDR VALLEY DIST RE2

Lot Size: Approx Acreage:
 Elec: xcel Water: Boulder
 Gas: xcel Taxes\Yr: NA/2003
 PIN: Zoning: PUD
 Waterfront: No Water Meter Inst: Yes
 Water Rights: No Well Permit #:
 HOA Fee: \$235.43/M Xfer: No Rsrv: No
 HOA Name:

Bedrooms: 2	Baths: 2		Rough Ins: 0			Total
BATHS	Bsmt	Lwr	Main	Upr	Addl	
Full	0	0	2	0	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	Main	25	14	Carpet
Bedroom 2	Main	12	11	Carpet
Bedroom 3	-	-	-	-
Bedroom 4	-	-	-	-
Bedroom 5	-	-	-	-
Dining room	Main	16	11	Wood
Family room	-	-	-	-
Great room	-	-	-	-
Kitchen	Main	14	14	Wood
Laundry	Main	7	6	Tile
Living room	Main	18	18	Wood
Rec room	-	-	-	-
Study/Office	-	-	-	-

MLS#: 385435

PRICE: \$979,900

ADDR: 1301 Canyon BLVD 210, Boulder, 80302

ATTACHED DWELLING/LEAS

SOLD

Locale: Boulder

County: Boulder

Area/SubArea: 1/4

Map Book: B - 17 - F

Subdivision: One Boulder Plaza

Legal: Unit 210

Total SqFt All Lvl	1879	Basement SqFt:	0
Total Finished SqFt:	1879	Lower Level SqFT:	0
Finished SqFt w/o Bsmt:	1879	Main Level SqFt:	1879
Upper Level SqFT:	0	Addl Upper Lvl:	0
# Garage Spaces:	2	Garage Type:	Underground
Garage SqFt:			
YearBuilt: 2003		SqFt Source:	
New Const: Yes		Est. Comp.:	
Builder: WYATT		Model:	
New Const Notes:			

Remarks: THIS IS THE HEART OF BOULDER-LUXURY LIVING AT ITS FINEST! CORNER UNIT AT BOULDER'S BEST ADDRESS. 2 UNDERGROUND PARKING SPACES PLUS XTRA STORAGE. ENTRY TO LG COVERED BRICK PATIO WITH AMAZING VIEWS OF THE FLATIRONS FROM THE DINING & MSTR STE! CHERRY HARDWOOD FLOORS, SLATE ENTRY, LIMESTONE BATHROOMS (JETTED TUB), MSTR SUITE. KITCHEN IS PERFECT FOR ENTERTAINING W/ CUSTOM UPGRADED SOLID WOOD KITCHEN CABINETS WITH ANTIQUED HAND-BLOWN GLASS FRONT., RUSSIAN SLAB GRANITE COUNTER, SUB-ZERO REFRIGERATOR.

Sold Date: 05/04/2004

Sold Price: \$970,000

Terms: CONV FIX

DOM: 265 **DTO:** 196

Points Paid/Seller: 0.00

Points Paid/Buyer: 0.00

Other Considerations:

Misc. Sale Info:

SA: Kaylene Veron

303-541-2224

SO: Coldwell Banker Res-CanyonBlvd303-449-5000

Property Features

Style - 1 Story/Ranch, **Construction** - Brick/Brick Veneer, Stucco, **Roof** - Other Roof, **Description** - 2nd Floor Condo, **Common Amenities** - Extra Storage, Elevator, **Association Fee Includes** - Trash, Snow Removal, Management, Common Utilities, Exterior Maintenance, Cable TV Available, Water/Sewer, Hazard Insurance, **Type** - Contemporary, **Outdoor Features** - Balcony, Deck, **Basement/Foundation** - No Basement, **Heating** - Forced Air, **Cooling** - Central Air Conditioning, **Inclusions** - Window Coverings, Gas Range/Oven, Dishwasher, Refrigerator, Clothes Washer, Clothes Dryer, Trash Compactor, **Energy Features** - Double Pane Windows, Set Back Thermostat, **Design Features** - Eat-in Kitchen, Separate Dining Room, Cathedral/Vaulted Ceilings, Open Floor Plan, Walk-in Closet, Fire Sprinklers, Washer/Dryer Hookups, Wood Floors, **Master Bedroom Bath** - Full Master Bath, Luxury Features Master Bath, **Fireplace** - Gas Fireplace, Living Room Fireplace, **Disabled Accessibility** - Near Bus, No Stairs, Main Floor Bath, Main Level Bedroom, **Utilities** - Natural Gas, **Water/Sewer** - City Water, City Sewer, **Ownership** - Licensed Owner, Private Owner, **Possession** - 1-3 Days after Closing, **Property Disclosures** - Seller's Property Disclosure, **Flood Plain** - 100 Year Flood or A Rating, **Data Available** - Builder Plans, Soil Test Available, **Pets** - Dogs Allowed, Cats Allowed, **New Financing** - Cash, Conventional,