



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: 6872/2003
 PIN: Zoning: RB1E
 Waterfront: No Water Meter Inst: Yes
 Water Rights: No Well Permit #:
 HOA Fee: \$651.00/M Xfer: Yes Rsrv: Yes
 HOA Name: 1301 Canyon

Bedrooms: 1	Baths: 3			Rough Ins: 0		
BATHS	Bsmt	Lwr	Main	Upr	Addl	Total
Full	0	0	2	0	0	2
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	Main	16	14	Carpet
Bedroom 2	-	-	-	-
Bedroom 3	-	-	-	-
Bedroom 4	-	-	-	-
Bedroom 5	-	-	-	-
Dining room	Main	16	12	Other
Family room	Main	16	15	Other
Great room	-	-	-	-
Kitchen	Main	14	12	Other
Laundry	Main	7	12	Tile
Living room	Main	32	16	Other
Rec room	-	-	-	-
Study/Office	-	-	-	-

MLS#: 407907 PRICE: \$2,050,000
 ADDR: 1301 Canyon BLVD 302, Boulder, 80302
 ATTACHED DWELLING SOLD
 Locale: Boulder County: Boulder
 Area/SubArea: 1/3 Map Book: B - 17 - F
 Subdivision: One Boulder Plaza
 Legal: Unit #302

Total SqFt All Lvls 3104 Basement SqFt: 0
 Total Finished SqFt: 3104 Lower Level SqFT: 0
 Finished SqFt w/o Bsmt: 3104 Main Level SqFt: 3104
 Upper Level SqFT: 0 Addl Upper Lvl: 0
 # Garage Spaces: 3 Garage Type: Underground
 Garage SqFt: 3104
 YearBuilt: 2002 SqFt Source:
 New Const: No Est. Comp.:
 Builder: Model:
 New Const Notes:

Remarks: Truly unique home in One Boulder Plaza, Southwest corner unit with tremendous views & Light. Custom Built with colored concrete floor with radiant floor heat. Dramatic open floor plan easily altered to create 2nd bdrm & office. Exquisite taste from custom slab granite to tech halogen lighting & Phillip Stark plumbing fixtures. Custom stainless appliances includes a built-in Meile espresso machine, motorized solar window screens, steam shower & more! Security bldg , elevator access, 3 pkg spc

Sold Date: 06/11/2004 **Sold Price:** \$1,925,000
Terms: CONV ARM **DOM:** 79 **DTO:** 22
Points Paid/Seller: 0.00 **Points Paid/Buyer:** 0.00
Other Considerations: 0 **Misc. Sale Info:**
SA: Julie Meko 303-931-6555
SO: RE/MAX of Boulder, Inc303-449-7000

Property Features

Style - 1 Story/Ranch, **Construction** - Brick/Brick Veneer, **Roof** - Rubber/Membrane, **Description** - 3rd Floor Condo, End Unit, **Common Amenities** - Security Building, Elevator, **Association Fee Includes** - Trash, Snow Removal, Lawn Care, Security, Management, Water/Sewer, Hazard Insurance, **Type** - Contemporary, **Outdoor Features** - Balcony, **Location Description** - Corner Lot, **Views** - Foothills View, City View, **Lot Improvements** - Street Paved, Curbs, Gutters, Sidewalks, Street Light, Alley, Fire Hydrant within 500 Feet, **Road Access** - City Street, **Basement/Foundation** - No Basement, **Heating** - Forced Air, Multi-zoned Heat, Radiant Heat, **Cooling** - Central Air Conditioning, **Inclusions** - Window Coverings, Gas Range/Oven, Self-Cleaning Oven, Dishwasher, Refrigerator, Bar Refrigerator, Clothes Washer, Clothes Dryer, Microwave, Jetted Bath Tub, Intercom, Laundry Tub, **Energy Features** - Southern Exposure, **Design Features** - Eat-in Kitchen, Separate Dining Room, Open Floor Plan, Bay or Bow Window, Walk-in Closet, Fire Sprinklers, Fire Alarm, Washer/Dryer Hookups, **Master Bedroom Bath** - Full Master Bath, Tub+Shower Master, Luxury Features Master Bath, 5 Piece Master Bath, **Fireplace** - Gas Fireplace, Multi-sided Fireplace, Living Room Fireplace, **Disabled Accessibility** - Level Lot, Near Bus, Width of Hallways 42" or more, Low Carpet, No Stairs, Main Floor Bath, Main Level Bedroom, **Utilities** - Natural Gas, Electric, Cable TV Available, Master Meter-Electric, Master Meter-Gas, DSL Avail, **Water/Sewer** - City Water, City Sewer, **Ownership** - Private Owner, **Possession** - Delivery of Deed, **Property Disclosures** - Seller's Property Disclosure, **Flood Plain** - Minimal Flood or C Rating, **Data Available** - Builder Plans, Legal Description Available, **Pets** - Dogs