



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

Lot Size: Approx Acreage:
 Elec: Xcel Water: City
 Gas: Xcel Taxes\Yr: 0/2003
 PIN: Zoning: Res
 Waterfront: No Water Meter Inst: Yes
 Water Rights: No Well Permit #:
 HOA Fee: \$352.75/M Xfer: No Rsrv: Yes
 HOA Name: One Boulder Plaza Mgmt

Bedrooms: 2	Baths: 2		Rough Ins: 0			Total
BATHS	Bsmt	Lwr	Main	Upr	Addl	
Full	0	0	1	0	0	1
3/4	0	0	1	0	0	1
1/2	0	0	0	0	0	0

All Bedrooms Conform: Yes

ROOMS	Level	Length	Width	Floor
Master Bd	Main	16	12	Wood
Bedroom 2	Main	10	12	Wood
Bedroom 3	-	-	-	-
Bedroom 4	-	-	-	-
Bedroom 5	-	-	-	-
Dining room	Main	17	17	Wood
Family room	-	-	-	-
Great room	-	-	-	-
Kitchen	Main	11	11	Wood
Laundry	-	-	-	-
Living room	Main	25	18	Wood
Rec room	-	-	-	-
Study/Office	-	-	-	-

MLS#: 462189 PRICE: \$1,190,000
 ADDR: 1360 Walnut ST 311, Boulder, 80302
 ATTACHED DWELLING/RES SOLD
 Locale: Boulder County: Boulder
 Area/SubArea: 1/4 Map Book: B - 17 - F
 Subdivision: 1360 Walnut
 Legal: Unit 311, 1360 Walnut

Total SqFt All LvlS 1660 Basement SqFt: 0
 Total Finished SqFt: 1660 Lower Level SqFT: 0
 Finished SqFt w/o Bsmt: 1660 Main Level SqFt: 1660
 Upper Level SqFT: 0 Addl Upper Lvl: 0
 # Garage Spaces: 2 Garage Type: Underground
 Garage SqFt:
 YearBuilt: 2005 SqFt Source:
 New Const: Yes Est. Comp.: 11/01/2005
 Builder: Bill Reynolds Model:
 New Const Notes:

Remarks: Boulder One Plaza Loft Living! Bamboo hardwood floors, 2 bed, 2 bath, gas range/oven, stainless steel appliances, cherry cabinets, 11 ft ceilings, double sided fireplace and fabulous views! Elevator + 2 underground parking spaces plus a 9x11 storage unit. This unit has it all! Ready for plush/maintenance free living in the city one block to Pearl St. Owner is a licensed agent. No showings until 10/20/2005.

Sold Date: 01/05/2006 **Sold Price:** \$981,117
Terms: PRVT **DOM:** 151 **DTO:** 101
D.Pymt.Assist? N
Points Paid/Seller: 0.00 **Points Paid/Buyer:** 0.00
Other Considerations: **Misc. Sale Info:** CMA Compare
SA: AJ Chamberlin 303-441-5682
SO: RE/MAX of Boulder, Inc303-449-7000

Property Features

Style - 1 Story/Ranch, **Construction** - Brick/Brick Veneer, Stucco, Other Construction, **Roof** - Rubber/Membrane, Flat Roof,
Description - 3rd Floor Condo, End Unit, **Common Amenities** - Extra Storage, Security Building, Elevator, **Association Fee Includes** - Trash, Snow Removal, Security, Management, **Type** - Contemporary, **Outdoor Features** - Balcony, **Location Description** - Corner Lot, Level Lot, **Views** - Foothills View, City View, **Lot Improvements** - Street Paved, Curbs, Gutters, **Road Access** - Privately Maintained, Alley, **Road Surface at Property Line** - Concrete Road, **Basement/Foundation** - No Basement, **Heating** - Forced Air, **Cooling** - Central Air Conditioning, **Inclusions** - Window Coverings, Dishwasher, Refrigerator, Microwave, Garage Door Opener, Satellite Dish, **Energy Features** - Southern Exposure, Double Pane Windows, **Design Features** - Cathedral/Vaulted Ceilings, Pantry, Walk-in Closet, Loft, Fire Sprinklers, Wood Floors, **Master Bedroom Bath** - 3/4 Master Bath, **Fireplace** - Gas Fireplace, Gas Logs Included, Living Room Fireplace, Master Bedroom Fireplace, **Disabled Accessibility** - Level Lot, Other Access, Main Floor Bath, Main Level Laundry, **Utilities** - Natural Gas, Electric, Solar-Passive, Cable TV Available, DSL Avail, Satellite Avail, **Water/Sewer** - City Water, City Sewer, **Ownership** - Private Owner, Other Owner, **Possession** - Specific Date, **Property Disclosures** - No Property Disclosure, **Flood Plain** - Minimal Flood or C Rating, **Pets** - Dogs Allowed, Cats Allowed, **New Financing** - Conventional,