



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: 459/2003
 PIN: Zoning: CBE
 Waterfront: No Water Meter Inst: Yes
 Water Rights: No Well Permit #:
 HOA Fee: \$451.44/M Xfer: No Rsrv: Yes
 HOA Name: Via Broadway Owners Associatio

Bedrooms: 3	Baths: 3			Rough Ins: 0		Total
BATHS	Bsmt	Lwr	Main	Upr	Addl	
Full	0	0	3	0	0	3
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	16	14	Carpet
Bedroom 2	Main	12	11	Carpet
Bedroom 3	Main	14	12	Carpet
Bedroom 4	-	-	-	-
Bedroom 5	-	-	-	-
Dining room	Main	13	10	Wood
Family room	-	-	-	-
Great room	-	-	-	-
Kitchen	Main	14	10	Wood
Laundry	Main	7	7	Tile
Living room	Main	21	13	Wood
Rec room	-	-	-	-
Study/Office	Main	10	9	Carpet

MLS#: 440353 PRICE: \$1,090,000
 ADDR: 2521 Broadway ST 301, Boulder, 80304
 ATTACHED DWELLING/RES SOLD
 Locale: Boulder County: Boulder
 Area/SubArea: 1/3 Map Book: B - 17 - F
 Subdivision: Via Broadway
 Legal: Unit 301 Via Broadway Condos

Total SqFt All Lvl: 2600 Basement SqFt: 177
 Total Finished SqFt: 2423 Lower Level SqFT: 0
 Finished SqFt w/o Bsmt: 2423 Main Level SqFt: 2423
 Upper Level SqFT: 0 Addl Upper Lvl: 0
 # Garage Spaces: 2 Garage Type: Underground
 Garage SqFt:
 YearBuilt: 2002 SqFt Source: Other
 New Const: No Est. Comp.:
 Builder: Model:
 New Const Notes:

Remarks: The ultimate luxury loft. Architect's own penthouse suite (3BR + library/office) fabulous floor plan, high ceilings, featuring limestone, granite, bamboo, steel, custom designed solid maple doors. Sub-Zero, Dacor, Asko appliances. Heated master bath floor w/designer walk-in closet. Quiet location w/unobstructed views of the mountains to west. Private west deck w/courtyard patio w/fountain. Elevator access, secure bldg with 2 deeded parking spaces + storage. The best luxury value in Boulder!

Sold Date: 05/16/2005 **Sold Price:** \$1,040,000
Terms: CONV ARM **DOM:** 8 **DTO:** 8
D.Pymt.Assist? N
Points Paid/Seller: 0.00 **Points Paid/Buyer:** 0.00
Other Considerations: Misc. Sale Info:
SA: Bruce Drogsvold 303-541-1948
SO: Wright Kingdom, Inc.303-443-2240

Property Features

Style - 3 Story, **Construction** - Brick/Brick Veneer, Stucco, **Roof** - Rubber/Membrane, **Description** - 3rd Floor Condo, **Common Amenities** - Extra Storage, Security Building, Elevator, **Association Fee Includes** - Trash, Snow Removal, Lawn Care, Security, Management, Common Utilities, Exterior Maintenance, Cable TV Available, Water/Sewer, **Type** - Contemporary, **Outdoor Features** - Private Lawn Sprinklers, Storage Buildings, Balcony, Patio, Deck, **Views** - Foothills View, **Lot Improvements** - Street Paved, Curbs, Gutters, Sidewalks, Street Light, Alley, Fire Hydrant within 500 Feet, **Road Access** - City Street, **Road Surface at Property Line** - Blacktop Road, **Basement/Foundation** - Partial Basement, **Heating** - Forced Air, Radiant Heat, Individual Heat Source, **Cooling** - Central Air Conditioning, **Inclusions** - Window Coverings, Gas Range/Oven, Self-Cleaning Oven, Dishwasher, Refrigerator, Microwave, Freezer, Laundry Tub, Garage Door Opener, **Energy Features** - Double Pane Windows, Set Back Thermostat, **Design Features** - Eat-in Kitchen, Separate Dining Room, Open Floor Plan, Pantry, Stain/Natural Trim, Walk-in Closet, Fire Sprinklers, Fire Alarm, Washer/Dryer Hookups, Skylights, Wood Floors, **Master Bedroom Bath** - Luxury Features Master Bath, 5 Piece Master Bath, **Fireplace** - Outside Combustion Air, Gas Fireplace, Gas Logs Included, **Disabled Accessibility** - Ramp Access, Level Lot, Level Drive, Near Bus, No Stairs, Main Level Bedroom, Main Level Laundry, **Utilities** - Natural Gas, Electric, Cable TV Available, Master Meter-Electric, Master Meter-Gas, DSL Avail, Cable Modem Avail, Satellite Avail, **Water/Sewer** - City Water, City Sewer,