



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

Lot Size: Approx Acreage:
 Elec: Xcel Water: Boulder
 Gas: Xcel Taxes\Yr: 000/2002
 PIN: Zoning: MUX
 Waterfront: No Water Meter Inst: Yes
 Water Rights: No Well Permit #:
 HOA Fee: \$599.41/M Xfer: Yes Rsrv: Yes
 HOA Name: West End Lofts HOA

Bedrooms: 3	Baths: 2		Rough Ins: 0			Total
BATHS	Bsmt	Lwr	Main	Upr	Addl	
Full	0	0	1	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	26	14	Carpet
Bedroom 2	Main	12	12	Carpet
Bedroom 3	Main	12	11	Carpet
Bedroom 4	-	-	-	-
Bedroom 5	-	-	-	-
Dining room	Main	14	12	Wood
Family room	-	-	-	-
Great room	-	-	-	-
Kitchen	Main	16	9	Wood
Laundry	-	-	-	-
Living room	Main	23	14	Wood
Rec room	-	-	-	-
Study/Office	-	-	-	-

MLS#: 376711

PRICE: \$1,095,000

ADDR: 1909 9th ST C, Boulder, 80302

ATTACHED DWELLING/RES

SOLD

Locale: Boulder

County: Boulder

Area/SubArea: 1/3

Map Book: B - 0 - X

Subdivision: West End Lofts of Boulder, Condos

Legal: Unit C

Total SqFt All Lvl	1987	Basement SqFt:	0
Total Finished SqFt:	1987	Lower Level SqFT:	0
Finished SqFt w/o Bsmt:	1987	Main Level SqFt:	1475
Upper Level SqFT:	512	Addl Upper Lvl:	0
# Garage Spaces:	2	Garage Type:	Underground
Garage SqFt:			
YearBuilt: 2003		SqFt Source: Building Plans	
New Const: Yes		Est. Comp.:	
Builder: Walker		Model:	
New Const Notes:			

Remarks: West end lofts of Boulder at 9th & Walnut. Boutique mixed use bldg with just 4 contemporary loft-style condominium residences above ground fl rental. Alternative elegance defines the finish; concrete counter top, granite steel accents. Very open floor plan with ceiling heights of 18 feet. This 3 bdrm has an attached oversized 1 car garage & underground parking. Large main flr west deck (23x14) & private 2nd level master bdrm deck.

Sold Date: 07/29/2004

Sold Price: \$998,500

Terms: CONV ARM

DOM: 432 **DTO:** 415

D.Pymt.Assist? N

Points Paid/Seller: 0.00

Points Paid/Buyer: 0.00

Other Considerations:

Misc. Sale Info:

SA: Kathy Aguer

303-817-0643

SO: RE/MAX of Boulder, Inc303-449-7000

Property Features

Style - 2 Story, **Construction** - Brick/Brick Veneer, Stucco, **Roof** - Rubber/Membrane, **Description** - 2nd Floor Condo, Townhome Style Condo, Outside Entry, **Common Amenities** - Extra Storage, **Association Fee Includes** - Common Amenities, Trash, Snow Removal, Lawn Care, Management, Common Utilities, Exterior Maintenance, Water/Sewer, Heat, Hazard Insurance, **Type** - Contemporary, **Outdoor Features** - Patio, Deck, **Views** - Foothills View, City 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** - Concrete Road, **Basement/Foundation** - No Basement, **Heating** - No Heat, Forced Air, **Cooling** - Central Air Conditioning, **Inclusions** - Gas Range/Oven, Self-Cleaning Oven, Continuous-cleaning Oven, Dishwasher, Refrigerator, Bar Refrigerator, Microwave, **Energy Features** - Southern Exposure, Double Pane Windows, High Efficiency Furnace, **Design Features** - Eat-in Kitchen, Separate Dining Room, Cathedral/Vaulted Ceilings, Open Floor Plan, Walk-in Closet, Fire Sprinklers, Fire Alarm, Wood Floors, **Master Bedroom Bath** - Full Master Bath, Tub+Shower Master, Luxury Features Master Bath, **Fireplace** - Gas Fireplace, Family/Recreation Room Fireplace, **Utilities** - Natural Gas, Electric, **Water/Sewer** - City Water, City Sewer, **Ownership** - Private Owner, **Possession** - Delivery of Deed, **Property Disclosures** - No Property Disclosure, **Flood Plain** - Minimal Flood or C Rating, **Data Available** - Builder Plans, Legal Description Available, Soil Test Available, **Pets** - Dogs Allowed, Cats Allowed, Pet Restrictions, **New Financing** - Cash, Conventional.