



Address: 7691 WINDY Ct **Property Type:** Residential **List:** \$500,000
Listing #: 959819 **Status:** Active **PSF:** \$199.20 **Fin PSF:** \$178.25

Status Conditions:

Approval Conditions:

Area: JFW Jeff West/golden
Type: Detached Single Family
Style: Ranch/1 Story

Faces:

NS Direction: North #: 7400
EW Direction: West #: 18000

Map / Section: 219 Q

HOA Name: SPRING MESA HOA

HOA Phone: 303-751-6564

HOA Quoted: \$100, Monthly

Multiple HOAs: Yes

HOA Includes: Trash Removal, Grounds Maintenance

PIN: 700235305006
Sub Area: SPRING MESA
Architecture: Contemporary
Construction: Frame/Brick
Roofing Material: Dimensional Comp
Car Storage: Garage, Attached
Car Spaces: 4
School District:
Elementary: Meiklejohn
Junior High: Drake
Senior High: Ralston Valley

Seller Type:

County: Jefferson
City: Arvada
Zip: 80007
Year Built: 2008
Builder: DR HORTON
Model: DELAWARE
Lot Size: 17898
Acres:
Zoned: PUD
Taxes: \$4,773
Unincorporated:
Horses:

	TOTAL	UPPER	MAIN	LOWER	BASEMENT
Bedrooms	3		3		
Bathrooms	3		FFH		
Square Feet	2,510				1,477
Finished Sq Ft Total:	2,805	Total Sq Ft: 3,987		Date Measured:	
Basement: Partial		Bsmt Finished: Partially		Bsmt % Finished: 20	
Master Bedroom:	14x18	Main	Living Room:	Water: Public	
Family Room:	19x18	Main	Dining Room:	14x13	Sewer: Public
Study / Den:	12x12	Main	Kitchen:	20x19	
Laundry Loc:	Main		Heat:	Gas, Forced Air	
# of Fireplaces:	1		Avg Utilities:		
Fireplace Loc:	Family Room		Subfloor:		

Description: Ceiling Fan, Double Pane Windows, Disposal, Dishwasher, Eating Space/Kitchen, Formal Dining, Fence, Five Piece Bath, Garden Area, Great Room, Kitchen Island, Landscaped Prof, Master Bathroom, Microwave Oven, Master Suite, Newer Carpet, Newer Paint, Patio, Quick Possession, Refrigerator, Self-Cleaning Oven, Sprinkler, Stove/Range/Oven, Updated, View City, View Mountains, Window Coverings, Wood Floors, Walk-In Closets

Public Remarks: Light, bright & open flr plan! Gourmet kit w/ large island, ss appls, eat in kit, planning desk & walk in pantry. Spacious master w/ 5 piece bath & walk in closet. Lg quiet corner lot w/ views of mtn, city & Tucker lake. Just steps to hiking & biking trails

Broker Remarks: 3 Bed plus an office. Don't miss 4 car gar or use as a 3 car with bonus work space

Directions: NORTH ON QUAKER TO 76TH DRIVE GO LEFT(SPRING MESA SIGN ON ROCK). FOLLOW TO 77TH DRIVE GO LEFT TO WINDY COURT GO LEFT- HOME IS ON THE CORNER

Loan Balance:	Terms: Conventional, Cash	Additional Terms:
Buyers Agency: 2.80	Prospect Reservation: Yes	Listor Phone: 303-435-0879
Trans Broker: 2.80	Limited Service: No	Office Phone: 303-399-2566
Variable Commissions: No	Entry Only: No	Showing Phone: 303-933-0900
Listor: Heather Bacon	Exclusive: Exclusive Right	Fax: 303-380-8156
Listing Office: MB SIGNATURE CITY PROP LLC	Current List Date: 09/15/10	Email: HEATHER@SIGNATURECITY.COM
Office ID: MBD11	Original List date: 09/15/10	URL: WWW.SIGNATURECITY.COM

Legal: SPRING MESA BLK: 018 LOT: 0002

Exclusions: SELLERS PERSONAL PROPERTY

Earnest Check To: LAND TITLE

Minimum Earnest: \$7,500

Possesion: 48 HOURS AFTER DELIVERY OF DEED

