



**Address:** 581 HENDEE Ct      **Property Type:** Residential      **List:** \$230,000  
**Listing #:** 914983      **Status:** Active      **PSF:** \$161.74  
**Backup/First:**      **Fin PSF:** \$161.74

**Area:** NNW N Northwest Subn      **PIN:** 146524003033      **County:** Boulder  
**Type:** Detached Single Family      **Sub Area:** CANYON CREEK FLG 3      **City:** Erie  
**Style:** Tri-Level w/Bsmt      **Architecture:**      **Zip:** 80516  
**Faces:**      **Construction:** Frame      **Year Built:** 2000  
**NS Direction:** North      **#:** 3300      **Roofing Material:** Composition Shingles      **Builder:**  
**EW Direction:** East      **#:** 12100      **Car Storage:** Garage,Attached      **Model:** AUTUMNWOOD  
**Map / Section:** 102 Q      **Car Spaces:** 2      **Lot Size:** 5333  
**HOA Name:**      **School District:**      **Acres:**  
**HOA Phone:** 303-420-4433      **Elementary:** Erie      **Zoned:** PD  
**HOA Quoted:** \$43, Monthly      **Junior High:** Erie      **Taxes:** \$1,844  
**Multiple HOAs:** No      **Senior High:** Erie      **Unincorporated:**  
**HOA Includes:** Grounds Maintenance      **Horses:**

	TOTAL	UPPER	MAIN	LOWER	BASEMENT
<b>Bedrooms</b>	3	3			
<b>Bathrooms</b>	2	F		H	
<b>Square Feet</b>	1,422				424
<b>Finished Sq Ft Total:</b>	1,422	<b>Total Sq Ft:</b> 1,846		<b>Date Measured:</b>	
<b>Basement:</b> Partial		<b>Bsmt Finished:</b> Open		<b>Bsmt % Finished:</b>	
<b>Master Bedroom:</b>	13x15	Upper	<b>Living Room:</b>	11x12	<b>Water:</b> Public
<b>Family Room:</b>	18x15		<b>Dining Room:</b>	10x9	<b>Sewer:</b> Public
<b>Study / Den:</b>			<b>Kitchen:</b>	7x12	
<b>Laundry Loc:</b>	Basement		<b>Heat:</b>	Gas, Forced Air	
<b># of Fireplaces:</b>	1		<b>Avg Utilities:</b>		
<b>Fireplace Loc:</b>	Family Room		<b>Subfloor:</b>	Structural Wood	

**Description:** Air Condition-Central,Double Pane Windows,Dryer,Disposal,Dishwasher,Eating Space/Kitchen,Garage Door Opener,Landscaped  
Prof,Patio,Quick Possession,Refrigerator,Remodeled,Sprinkler,Window Coverings  
**Public Remarks:** CLOSE TO PARKS & RESERVOIR! LIGHT, BRIGHT & OPEN. METICULOUSLY MAINTAINED! ALL APPLIANCES INCLUDED! GREAT  
KITCHEN! NEWER ROOF & EXT PAINT. PROF LANDSCAPED YARD! LG MASTER W/ WALK IN CLOSET! HARDWOODS, CENTRAL  
AC, RECESSED LIGHTING! CUL DE SAC LOCATION!  
**Broker Remarks:** REGULAR SALE! A MUST SEE! GORGEOUS!  
**Directions:** FROM I 25 & ERIE PKWAY - MELLER GO LEFT TO LEYNER GO RT TO BAIN GO RT TO HENDEE GO LEFT & HOME IS ON YOUR LEFT

**Loan Balance:**      **Terms:** Conventional,FHA,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:** 08/04/10      **Email:** HEATHER@SIGNATURECITY.COM  
**Office ID:** MBD11      **Original List date:** 08/04/10      **URL:** WWW.SIGNATURECITY.COM

**Legal:** LOT 33 BLK 3 CANYON CREEK FLG3PROPERTY ADDRESS: 000581 HENDEE CT ERIE  
**Exclusions:** SELLERS PERSONAL PROPERTY  
**Earnest Check To:** LAND TITLE      **Minimum Earnest:** \$2,500  
**Possesion:** At DELIVERY OF DEED

