



Five Reminders for preparing your Home for Winter!

1. Service your heating system.
2. Check the fireplace and chimney.
3. Clean gutters and downspouts.
4. Winterize sprinkler systems; drain and disconnect hoses.
5. Reverse ceiling fan direction.

**RE/MAX™
OF BOULDER**

EACH OFFICE IS INDEPENDENTLY OWNED AND OPERATED.

Attention Postmaster: Time Sensitive Material



Presented By:



**THE PATRICK
DOLAN TEAM**

Patrick Dolan • Kelly Atteridge • Karolyn Merrill • Bryce Dolan

CALL (303) 441-5642



PLEASE RECYCLE

PRESORTED
STANDARD
US POSTAGE
PAID
SAN DIEGO CA
PERMIT NO. 1600



New Listing

7264 Siena Way, Unit C

GUNBARREL REAL ESTATE UPDATE

NOVEMBER 2025

PREPARED ESPECIALLY FOR LEONARDO AND ANGELICA WASHINGTON

New Listing



4697 TANGLEWOOD TRAIL
3 BEDS • 4 BATHS • 4,142 SQ. FT.
\$1,950,000



NOVEMBER 2025 GUNBARREL HOME ACTIVITY

ACTIVE	ADDRESS	LISTING OFFICE	LIST PRICE	SQ FT
● 1	7264 Siena Way #C	RE/MAX of Boulder, Inc	\$725,000	2,831
2	6809 Harvest Road	Coldwell Banker Realty-Boulder	\$925,000	3,121
3	4311 Pali Way	Coldwell Banker Realty-Boulder	\$925,000	3,292
4	7309 Windsor Drive	Keller Williams DTCO	\$1,175,000	3,602
5	7329 Windsor Drive	eXp Realty, LLC	\$1,200,000	3,329
6	7302 Island Circle	Redfin Corporation	\$1,284,000	3,104
7	7134 Cedarwood Circle	Compass - Boulder	\$1,295,000	3,390
8	4521 Northfield Court	8z Real Estate	\$1,349,000	4,273
9	4656 Tanglewood Trail	Berkshire Hathaway HomeServices Colorado Real Estate, LLC	\$1,369,999	4,237
10	7401 Park Circle	RE/MAX of Boulder, Inc	\$1,395,000	4,341
● 11	7126 Cedarwood Circle	RE/MAX of Boulder, Inc	\$1,549,000	3,969
● 12	4398 Carter Trail	RE/MAX of Boulder, Inc	\$1,795,000	4,892
● 13	4697 Tanglewood Trail	RE/MAX of Boulder, Inc	\$1,950,000	4,142
● 14	5302 Pinehurst Drive	RE/MAX of Boulder, Inc	\$2,195,000	5,166
15	6972 Roaring Fork Trail	Coldwell Banker Realty-Boulder	\$2,200,000	3,325
16	4872 Country Club Way	eXp Realty, LLC	\$2,250,000	3,687
17	4848 Idylwild Trail	eXp Realty, LLC	\$2,375,000	3,642
18	6987 Sweetwater Court	Compass - Boulder	\$2,395,000	3,597
19	7312 Island Circle	Compass - Boulder	\$2,995,000	4,372
20	7088 Indian Peaks Trail	Engel & Volkers Denver	\$3,995,000	5,693
21	7028 Indian Peaks Trail	RE/MAX of Boulder, Inc	\$4,340,000	3,425

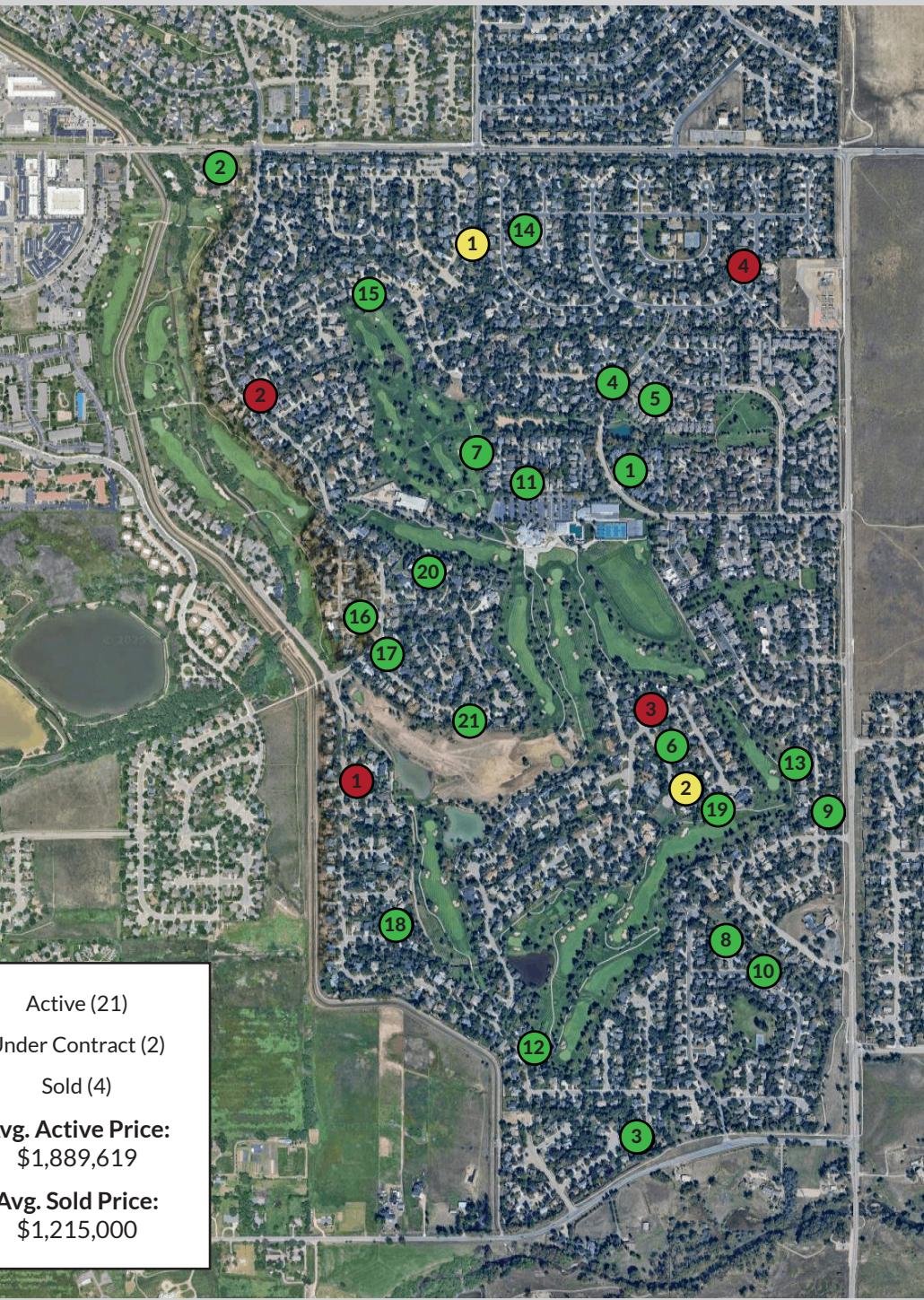
UNDER CONTRACT	ADDRESS	LISTING OFFICE	LIST PRICE	SQ FT
●● 1	5292 Sun Dial Place	RE/MAX of Boulder, Inc	\$650,000	1,987
2	7306 Island Circle	Compass - Boulder	\$2,495,000	5,519

SOLD	ADDRESS	LISTING OFFICE	LIST PRICE	SOLD PRICE	SQ FT
1	6954 Wapiti Court	RE/MAX Alliance-Boulder	\$1,050,000	\$995,000	2,216
2	6850 Frying Pan Road	WK Real Estate	\$1,179,500	\$1,115,000	3,445
● 3	7303 Old Post Road	RE/MAX of Boulder, Inc	\$1,275,000	\$1,260,000	4,005
4	7405 Augusta Drive	Slifer Smith & Frampton-Bldr	\$1,600,000	\$1,490,000	4,288

● Patrick Dolan represents buyer or seller of listing. ●● Patrick Dolan represents buyer and seller of listing.

This representation is based on sales and data reported by multiple brokers/agents to the Association of Realtors® (AOR) and the IRES MLS from October 3rd to November 5th, 2025. Patrick Dolan, RE/MAX of Boulder Inc., and the RE/MAX Collection are not in any way affiliated with any Gunbarrel Owners Association, nor is this in any way an official advertisement or publication of Gunbarrel. © 2025 RE/MAX Collection. All rights reserved. Listings and sales may not be those of RE/MAX Collection. Neither the AOR nor the IRES MLS guarantees the accuracy of this data, which may not reflect all of the real estate activity in the area. If your home is currently listed with another REALTOR®, this is not intended as solicitation.

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UNDER CONTRACT



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