

Full Property View

Emailed: **Never**

5976 S Jellison Street Unit #E, Littleton, CO 80123

\$500,000 - Pending



Listing ID: **2190634** MLS Status: **Pending**
 County: **Jefferson** Accepting Backups: **No**
 Property Type: **Residential** List Price: **\$500,000**
 Property Subtype: **Townhouse** Original List Price: **\$500,000**
 Structure Type: **Townhouse** Basement: **Yes**
 Levels: **Two** Year Built: **1996**
 Subdivision Name: **Kipling Sun**
 Listing Contract Date: **03/10/2023** Spec. Listing Cond: **None Known**
 Purchase Contract Date: **03/12/2023** Contingency: **None Known**
 Days in MLS: **2**
 Association: **Y** Multiple: **N** Cov/Rest: **Y** Assoc Fee Tot Annl: **\$4,380.00**
 Tax Annual Amt: **\$2,493** Tax Year: **2022**
 Special Taxing/Metro District Y/N: **No**
 Tax Legal Desc: **SECTION 22 TOWNSHIP 05 RANGE 69 QTR NW**
SUBDIVISIONCD 424150 SUBDIVISIONNAME KIPLING
SUN TOWNHOMES AMD #1 BLOCK 005 LOT 008A
TRACT

Recent: **03/13/2023 : PEND : A->P**

Interior Area & SqFt

Building Area Total (SqFt Total): **1,987** Living Area (SqFt Finished): **1,888** Area Source: **Public Records**
 Above Grade Finished Area: **1,326**
 Below Grade Total Area: **661** Below Grade Finished Area: **562** Below Grade Unfinished Area: **99**
 PSF Total: **\$252** PSF Above Grade: **\$377** PSF Finished: **\$265**
 Basement: **Finished, Full** Bsmnt Ceiling Ht: **Slab**
 Foundation: **Slab** Fireplace: **1/Gas, Gas Log, Living Room**
 Heating: **Forced Air, Natural Gas**
 Cooling: **Central Air** HVAC Description:
 Interior Features: **Ceiling Fan(s), Granite Counters, High Ceilings, Open Floorplan, Pantry, Primary Suite, Smoke Free, Vaulted Ceiling(s), Walk-In Closet(s)**
 Security Features: **Double Pane Windows, Window** Flooring: **Carpet, Laminated, Tile**
 Window Features: **Coverings** Spa Features:
 Appliances: **Dishwasher, Disposal, Dryer, Refrigerator, Self Cleaning Oven, Washer**
 Other Equipment: **In Unit**
 Exclusions: **none** Laundry:

Bed & Bath Summary

Bedrooms Total: **4** Bathrooms Total: **4** Bathrooms
 Upper Level Bedrooms: **3** Upper Level Bathrooms: **2** Full: **1**
 Main Level Bedrooms: **0** Main Level Bathrooms: **1** Three Quarter: **2**
 Lower Level Bedrooms: **0** Lower Level Bathrooms: **0** Half: **1**
 Basement Level Bedrooms: **1** Basement Level Bathrooms: **1** One Quarter: **0**

Detailed Room Info

Room Type	Rm Level	Dimensions	Description
Bathroom (3/4)	Upper		
Bathroom (1/2)	Main		
Bathroom (3/4)	Basement		
Bathroom (Full)	Upper		
Bedroom	Upper		
Bedroom	Upper		
Family Room	Basement		
Laundry	Basement		
Bedroom	Upper		
Bedroom	Basement		Non conforming

Parking

Parking Total: **2** Garage Spaces: **2** Offstreet Spaces: **0**
Parking Type # of Spaces Parking Length Parking Width Parking Description
 Garage (Attached) **2**

Association Information

	<u>Association 1</u>	<u>Association 2</u>	<u>Association 3</u>
Association Name:	Management Trust		
Association Type:	Professionally Managed		
Association Phone:	303-750-0994		
Association Website:			
Assoc Fee/Frequency:	\$365.00 Monthly		
Assoc Fee Annual:	\$4,380.00	\$0.00	\$0.00
Assoc Fee Tot Annl:	\$4,380.00		
Assoc Fee Incl:	Insurance, Maintenance Grounds, Maintenance Structure, Recycling, Road Maintenance, Sewer, Snow Removal, Trash, Water		
Restriction Covenants:	Lease Restrictions	Pets Allowed:	Senior Community: No

Site & Location Information

Lot Size: **0.06 Acres / 2,614 SqFt** Fencing: **None**
 Current Use:

Lot Features: **Cul-De-Sac**
Road Surf/Front: **Paved/Private Road**

Bldg/Complex Name:

Parcel Number: **418389**
Is Incorporated: **Yes**
Walk Score: **75**

Road Responsibility: **Private Maintained Road**
Elementary School: **Colorow / Jefferson County R-1**
Middle/Junior Sch: **Summit Ridge / Jefferson County R-1**
High School: **Dakota Ridge / Jefferson County R-1**
School of Choice:
Zoning: **P-D**
[View Walk, Bike, & Transit Scores](#)

Building Information

Architectural Style:
Direction Faces: **West**
Construction Materials: **Frame, Wood Siding**
Roof: **Composition**
Patio/Porch Feat: **Patio**
View:
Exterior Features:
Pool Features:

Water & Utilities

Water Included: Water Source: **Public** Sewer: **Community**
Utilities: **Cable Available, Electricity Available, Internet Access** Electric: **220 Volts**
(Wired), Phone Available

Public Remarks

This is the one you have been waiting for that checks your boxes. Located in Littleton, which was recognized as one of the best suburbs in metro Denver. Just a few miles south of downtown Denver, there lies historic Downtown Littleton. It has a charm all its own, from turn-of-the-century buildings and antique shops to cozy, relaxed eateries. Enjoy the lower insurance, maintenance & utility bills that townhouse living affords, all while enjoying the the multiple amenities of community living. This home backs to a greenbelt, has the "preferred ATTACHED garage, and generous storage options. The kitchen has been redesigned with custom cabinetry that creates so much "more". Look at the custom buffet in the dining/eating area, in addition the sellers extended the cabinets to the newly installed pantry and entry room of the garage. The sunny patio allows for all kind of options as the light streams in, the vaulted ceilings and open concept design makes this home one that will allow for all to gather. The lower level has an abundance of options for you to arrange or modify for your liking (perhaps the 4 bedroom) The rooms are spacious in size, the primary suite is a closest lovers dream, (plenty of room to the walk-in) providing space galore. There is fresh paint, new carpet, in most of the home, (and almost new in the rest) and the attention to detail is apparent. This is a must see and the Kipling Sun subdivision is a highly coveted area where rarely do these units become available.

Confidential Information

Private Remarks: **The freezer in the garage will be gifted "at no value" to the new purchasers if they desire.**
Buyer Agency Comp: **2.8%** Dual Variable: **No** Submitted Prosp: **No**
Contract Earnest Check To: **Land Title** Possession: **Closing/DOD**
Contract Min Earnest: **\$8,000** Listing Terms: **Cash, Conventional, FHA, VA Loan**
Title Company: **Land Title** Ownership: **Individual**

Showing Information

Showing Service: **BrokerBay**
Showing Contact Phone: **888-808-0331** Show Email: No Showings Until: **03/11/23**
Occupant Type: **Owner**

List Agent

List Agent: **Marlene Maxon**
List Agent ID: **154471**



Phone: **303-549-8787**
Mobile: **303-549-8787**
Office: **303-420-5352**
Email: **mrlinmaxon@gmail.com**

List Office: **RE/MAX ALLIANCE**

List Office ID: **RMW10**



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10400 W Fair Avenue Unit #C, Littleton, CO 80127

\$575,000 - Closed



Listing ID: **8249016** MLS Status: **Closed**
 County: **Jefferson** Close Price: **\$575,000**
 Property Type: **Residential** List Price: **\$550,000**
 Property Subtype: **Multi-Family** Original List Price: **\$550,000**
 Structure Type: **Townhouse** Basement: **Yes**
 Levels: **Two** Year Built: **1995**
 Subdivision Name: **Stanton**
 Listing Contract Date: **06/04/2022** Spec. Listing Cond: **None Known**
 Purchase Contract Date: **06/06/2022** Contingency: **None Known**
 Close Date: **06/24/2022**
 Days in MLS: **2**
 Association: **Y** Multiple: **N** Cov/Rest: **Y** Assoc Fee Tot Annl: **\$4,092.00**
 Tax Annual Amt: **\$2,313** Tax Year: **2020**
 Tax Legal Desc: **SECTION 21 TOWNSHIP 05 RANGE 69 QTR NE**
SUBDIVISIONCD 710200 SUBDIVISIONNAME
STANTON FARMS EX SUR BLOCK 005 LOT 000C TRACT

Interior Area & SqFt

Building Area Total (SqFt Total): **1,987** Living Area (SqFt Finished): **1,326** Area Source: **Public Records**
 Above Grade Finished Area: **1,326**
 Below Grade Total Area: **661** Below Grade Finished Area: **0** Below Grade Unfinished Area: **661**
 PSF Total: **\$289** PSF Above Grade: **\$434** PSF Finished: **\$434**
 Basement: **Finished, Full** Bsmnt Ceiling Ht: **1/Family Room**
 Foundation: **Forced Air, Natural Gas** Fireplace: **1/Family Room**
 Heating: **Central Air** HVAC Description: **Internet, Primary Suite, Quartz Counters, Smoke Free,**
 Cooling: **Ceiling Fan(s), High Ceilings, High Speed Vaulted Ceiling(s), Walk-In Closet(s)**
 Interior Features: **Carbon Monoxide Detector(s), Smoke Detector(s), Video Doorbell** Flooring: **Carpet, Laminate, Vinyl, Wood**
 Security Features: **Double Pane Windows, Window Treatments** Spa Features:
 Window Features: **Cooktop, Dishwasher, Disposal, Dryer, Microwave, Oven, Refrigerator, Washer**
 Appliances: **In Unit**
 Other Equipment: **Unfurnished**
 Furnished: **Seller's Personal Property**
 Exclusions:

Bed & Bath Summary

Bedrooms Total: 3	Bathrooms Total: 4	<u>Bathrooms</u>
Upper Level Bedrooms: 3	Upper Level Bathrooms: 2	Full: 2
Main Level Bedrooms: 0	Main Level Bathrooms: 1	Three Quarter: 1
Lower Level Bedrooms: 0	Lower Level Bathrooms: 0	Half: 1
Basement Level Bedrooms: 0	Basement Level Bathrooms: 1	One Quarter: 0

Detailed Room Info

Room Type	Rm Level	Dimensions	Description
Bathroom (1/2)	Main		Beautifully updated
Family Room	Main		Newer flooring, beautiful fireplace
Primary Bedroom	Upper		Light and Bright
Primary Bathroom (Full)	Upper		Nice Ensuite
Bedroom	Upper		Great for an office
Bedroom	Upper		Nice Size, light and bright
Bathroom (Full)	Upper		Great shared bath for additional bedrooms
Laundry	Main		In closet, in the kitchen (not a room)
Dining Room	Main		Great open area, opens to patio
Kitchen	Main		Newly remodeled with Debonded Quartz, touch under cabinet lighting
Bathroom (3/4)	Basement		Conveniently located in the basement
Family Room	Basement		Great open space; bedroom, den, exercise room, etc.

Parking

Parking Total: **2** Garage Spaces: **2** Offstreet Spaces: **0**
Parking Type # of Spaces Parking Length Parking Width Parking Description
Garage (Attached) **2**
 Parking Features: **Concrete**

Association Information

	<u>Association 1</u>	<u>Association 2</u>	<u>Association 3</u>
Association Name:	STANTON FARMS		
Association Type:	Professionally Managed		
Association Phone:	(303) 798-2814		
Association Website:	https://www.stantonfarmshoa.co		
Assoc Fee/Frequency:	\$341.00 Monthly		
Assoc Fee Annual:	\$4,092.00	\$0.00	\$0.00
Assoc Fee Tot Annl:	\$4,092.00		
Assoc Fee Incl:	Maintenance Grounds, Recycling, Road Maintenance, Snow Removal, Trash		
Restriction Covenants:	Other	Pets Allowed:	Senior Community: No

Site & Location Information

Lot Size: **0.04 Acres / 1,830 SqFt** Fencing: **Full**
 Current Use:

Lot Features: **Cul-De-Sac**
Road Surf/Front: **Paved/Public Road**
Bldg/Complex Name: **STANTON FARMS**
Parcel Number: **168410**
Is Incorporated:
Walk Score: **32**
Distance To Bus: **2 Blocks**

Road Responsibility: **Public Maintained Road**
Elementary School: **Stony Creek / Jefferson County R-1**
Middle/Junior Sch: **Deer Creek / Jefferson County R-1**
High School: **Chatfield / Jefferson County R-1**
School of Choice:
Zoning: **P-D**
[View Walk, Bike, & Transit Scores](#)
Distance To Light Rail:

Building Information

Architectural Style: **Contemporary**
Entry Level/Loc: **1/Ground**
Common Walls: **2+ Common Walls**
Unit Count: **5**
Direction Faces: **South**
View:
Construction Materials: **Frame, Wood Siding**
Roof: **Composition**
Exterior Features: **Private Yard**
Property Condition: **Updated/Remodeled**
Builder Name:
Builder Model:
Patio/Porch Feat: **Front Porch, Patio**
Pool Features:

Water & Utilities

Water Included:
Utilities: **Electricity Available, Electricity Connected, Natural Gas Available, Natural Gas Connected, Phone Available**
Water Source: **Public**
Sewer: **Public Sewer**
Electric:

Public Remarks

If you are looking for a meticulously maintained townhome in Littleton, look no further! You will immediately see and feel pride of ownership as you enter the front door into the foyer area with beautiful wood grained luxury vinyl floors flowing into the spacious kitchen with fantastic coffee bar/butler's area. The kitchen, with beautiful "Deboned" quartz counters and touch under cabinet lighting, also adjacent to a generous dining room, . The vaulted ceilings and large windows in the family room with the gorgeous fireplace give you a great place to entertain or enjoy warmth of this room. Upstairs you will love the privacy of the primary bedroom complete with a private ensuite bathroom and large closet. Additionally you will find two more generously sized bedrooms, and a full bathroom The finished basement offers wonderful flex space and a 3/4 bathroom. Enter the fenced back patio area through the slider off of the dining room and the back yard features plenty of room for a small garden area or a pet area. The yard also has a walk thru gate to access additional guest parking if needed. This is one of the few units that has this type of space. Now, can you say location? Just minutes from Southwest Plaza, Chatfield Reservoir, Clement Park, Governor Grant Park and easy access to trails, C-470 and 285, and a quick trip to the mountains. This location is highly desirable and really convenient to many amenities.

Directions

From Kipling Ave head west on Fair Ave quite a ways, when you see the Stanton Farms sign on the left, turn into the Stanton Farms townhomes and make an immediate left, the property is on the left hand side. You may park in front of the garage or in the guest parking spots.

Confidential Information

Private Remarks: **Buyer/Buyers Agent to verify all information including measurements, HOA, schools. Please provide feedback. Thank you!**
Buyer Agency Comp: **2.8%**
Contract Earnest Check To: **Ascendant Title**
Contract Min Earnest: **\$7,500**
Title Company: **Ascendant Title**
Investor Blackout End Date:
Dual Variable: **No**
Listing Terms: **Cash, Conventional, FHA, VA Loan**
Docs Available:
Submitted Prosp: **Yes**
Possession: **Close Plus 45 Days**
Ownership: **Individual**
Home Warranty: **No**

Occupant Type: **Owner**

List Agent

List Agent: **[Pamala Carter](#)**
List Agent ID: **01572N**

Phone: **720-284-4121**
Mobile: **720-284-4121**
Office: **303-779-7979**
Email: **pamcarter4yourhome@gmail.com**
List Office: **MB Affinity Realty Group**
List Office ID: **M5701**

Buyer Agent

Buyer Agent: **[Dan Riss](#)**
Buyer Office: **[RE/MAX Professionals](#)**

Phone: **303-597-6387**
Email: **dan@therissteam.com**
Buyer Agent ID: **066789**
Buyer Office ID: **REM10**

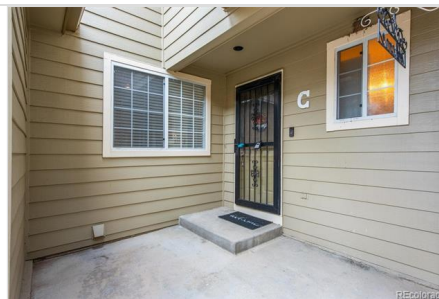
Close Information

Concessions: **Buyer Closing Costs/Seller Points Paid, \$1,000**
Commission Modified: **NA**
Buyer Financing: **Cash, Conventional**
Closing Comments:



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10510 W Fair Avenue Unit #D, Littleton, CO 80127

\$505,000 - Closed



Listing ID: **4009281** MLS Status: **Closed**
 County: **Jefferson** Close Price: **\$505,000**
 Property Type: **Residential** List Price: **\$515,000**
 Property Subtype: **Multi-Family** Original List Price: **\$525,000**
 Structure Type: **Townhouse** Basement: **Yes**
 Levels: **Two** Year Built: **1983**
 Subdivision Name: **Stanton Farms**
 Listing Contract Date: **08/12/2022** Spec. Listing Cond: **None Known**
 Purchase Contract Date: **08/30/2022** Contingency: **None Known**
 Close Date: **09/30/2022**
 Days in MLS: **18**
 Association: **Y** Multiple: **N** Cov/Rest: **Y** Assoc Fee Tot Annl: **\$4,092.00**
 Tax Annual Amt: **\$2,319** Tax Year: **2021**
 Special Taxing/Metro District Y/N: **No**
 Tax Legal Desc: **SECTION 21 TOWNSHIP 05 RANGE 69 QTR NE SUBDIVISIONCD 710200 SUBDIVISIONNAME STANTON FARMS EX SUR BLOCK 015 LOT 000D SIZE: 1525 TRACT 00A VALUE: .035 SECTION 21 TOWNSHIP 05 RANGE 69 QTR NE SUBDIVISIONCD 710200 SUBDIVISIONNAME STANTON FARMS EX SUR BLOCK 015 LOT 000E SIZE: 44 TRACT 00B VALUE: .001**

Interior Area & SqFt

Building Area Total (SqFt Total): **1,690** Living Area (SqFt Finished): **1,566** Area Source: **Public Records**
 Above Grade Finished Area: **1,195**
 Below Grade Total Area: **495** Below Grade Finished Area: **371** Below Grade Unfinished Area: **124**
 PSF Total: **\$299** PSF Above Grade: **\$423** PSF Finished: **\$322**
 Basement: **Daylight, Finished** Bsmnt Ceiling Ht:
 Foundation: **Slab** Fireplace:
 Heating: **Forced Air**
 Cooling: **Central Air** HVAC Description:
 Interior Features: **Eat-in Kitchen, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Primary Suite, Quartz Counters, Smart Thermostat, Smoke Free, Solid Surface Counters, Vaulted Ceiling(s), Walk-In Closet(s)**
 Security Features: **Video Doorbell** Flooring: **Carpet, Vinyl**
 Appliances: **Dishwasher, Disposal, Gas Water Heater, Microwave, Range, Refrigerator, Smart Appliances**
 Other Equipment: **Laundry: In Unit**
 Furnished: **Unfurnished**
 Exclusions: **STAGING ITEMS**

Bed & Bath Summary

Bedrooms Total:	3	Bathrooms Total:	3	<u>Bathrooms</u>	
Upper Level Bedrooms:	2	Upper Level Bathrooms:	2	Full:	2
Main Level Bedrooms:	0	Main Level Bathrooms:	1	Three Quarter:	0
Lower Level Bedrooms:	0	Lower Level Bathrooms:	0	Half:	1
Basement Level Bedrooms:	1	Basement Level Bathrooms:	0	One Quarter:	0

Detailed Room Info

Room Type	Rm Level	Dimensions	Description
Primary Bedroom	Upper		NEW CARPET, PAD, DOORS, HARDWARE, TRIM, & PAINT
Primary Bathroom (Full)	Upper		COMPLETELY REMODELED - ALL NEW!
Primary Bedroom	Upper		WATERPROOF LUXURY PLANK FLOORING
Primary Bathroom (Full)	Upper		COMPLETELY REMODELED - ALL NEW!
Bedroom	Basement		COULD ALSO BE A GREAT OFFICE, EXERCISE ROOM, OR LIVING ROOM
Bathroom (1/2)	Main		COMPLETELY REMODELED - ALL NEW!
Dining Room	Main		OPENS TO FAMILY ROOM & KITCHEN WITH ACCESS TO BACK PATIO
Laundry	Main		HUGE LAUNDRY ROOM WITH STORAGE & CLOTHES HANGER
Utility Room	Basement		NEWER FURNACE, AC, & WATER HEATER (2016)
Family Room	Main		2 LARGE WINDOWS & VAULTED CEILINGS
Kitchen	Main		FULLY REMODELED WITH QUARTZ COUNTERTOPS, SMART APPLIANCES, & DESIGNER BACKSPLASH

Parking

Parking Total: **2** Garage Spaces: **2** Offstreet Spaces: **0**
 Parking Type: **# of Spaces** **Parking Length** **Parking Width** **Parking Description**
 Garage (Attached) **2**

Association Information

	<u>Association 1</u>	<u>Association 2</u>	<u>Association 3</u>
Association Name:	KC & Associates		
Association Type:	Professionally Managed		
Association Phone:	303-933-6279		
Association Website:	www.kchoa.com		
Assoc Fee/Frequency:	\$341.00 Monthly		
Assoc Fee Annual:	\$4,092.00	\$0.00	\$0.00
Assoc Fee Tot Annl:	\$4,092.00		
Assoc Fee Incl:	Insurance, Maintenance Grounds, Maintenance Structure, Recycling, Snow Removal, Trash		
Restriction Covenants:	Other	Pets Allowed: Cats OK, Dogs OK	Senior Community: No
Restriction Other:		Special Assessment:	Rentals Allowed: Long Term

Site & Location Information

Lot Size: **0.04 Acres / 1,569 SqFt**
Current Use:
Lot Features: **Cul-De-Sac, Open Space**

Fencing:

Bldg/Complex Name:

Elementary School: **Stony Creek / Jefferson County R-1**
Middle/Junior Sch: **Deer Creek / Jefferson County R-1**
High School: **Chatfield / Jefferson County R-1**
School of Choice:
Zoning: **P-D**
[View Walk, Bike, & Transit Scores](#)

Parcel Number: **168449**
Is Incorporated:
Walk Score:

Building Information

Architectural Style: **Contemporary**
Entry Level/Loc: **Ground**

Common Walls: **No One Above,
No One Below**

Direction Faces: **North**
Construction Materials: **Wood Siding**
Roof: **Composition**
Property Condition: **Model,
Updated/Remodeled**
Patio/Porch Feat: **Front Porch, Patio**

View:

Exterior Features:
Builder Name:

Builder Model:

Pool Features:

Water & Utilities

Water Included:
Utilities:

Water Source: **Public**
Electricity Connected, Natural Gas Connected

Sewer: **Public Sewer**
Electric: **110V**

Green Features

Current Financing:

Green Energy Efficient: **Appliances, Lighting, Thermostat**

Public Remarks

LOCATION & CONDITION!! You can be just minutes from the foothills in this completely remodeled luxury townhome in majestic Littleton! Practically everything is Brand New! Custom Designer touches and High-End materials you simply will not find anywhere near this price point! Beautiful New Kitchen with Top of the line Quartz Countertops, Stylish Tile Backsplash, Pull-Out Faucet, Undermount Sink, Large Pantry with Barn Door, & High-End "Smart" Samsung Stainless Steel Appliances including Range w/ Built-in Air Fryer. Upstairs feature 2 Primary Suites with en suite bathrooms. Huge Basement Bedroom could also be used as an amazing office space, gym, yoga retreat, living room + flex/play space, library, or game room plus the utility room is perfect for storage! All 3 Bathrooms are fully remodeled with new designer tile, vanities, faucets, toilets, and hardware. Laundry room located on the main floor! Water and scratch resistance luxury plank vinyl wood flooring & New carpet w/ upgraded pad. New premium Behr interior scuff defense paint. All New doors, trim, casing, and hardware. Decora Light Switches & Outlets throughout, Energy & Water Saving Features to help your monthly utility bills, New Energy efficient LED lighting throughout the entire home, New Energy Star Appliances, Newer Windows throughout, New Blinds, Smart Thermostat, and WaterSense dual flush toilets and faucets. Newer Furnace, AC, and Water Heater (2016). New Ring Doorbell Camera Included, NEW ROOF + 2 Car Attached Garage! Quiet Cul-de-sac location with easy access to C470, HWY-285 (Hampden), HWY 6, I-70, & HWY 93 to Boulder. Patio backs to open space & walking path that leads to Alpers Farm Park or go east to Westbury Park. In a market of rare, fully remodeled homes, this one is a unicorn! You simply will not find another home like this. All of this plus a 1 year Home Warranty included! Truly an amazing place to call home! AGENT OWNER - Please watch the homes video here: <https://youtu.be/Cv7X3nCGD-s>

Directions

Please use Apple Maps for best directions. Park in front of the garage door (Unit D) or use visitor parking lot

Confidential Information

Private Remarks: **HOA HAS STATED THAT BUILDING A DECK OR FENCE WITH A GATE ON THE BACK PATIO HAS BEEN APPROVED IN THE PAST & SHOULD BE ALLOWED DEPENDING ON MATERIALS & HEIGHT - BUYER TO VERIFY - Please send the walk-through video to your clients: <https://youtu.be/Cv7X3nCGD-s> SHOWING INSTRUCTIONS: 1 HOUR SHOWINGS - Park in front of garage door or use visitor lot parking (UNIT D) - NO SHOES ALLOWED - PLEASE USE BOOTIES - YOU WILL FIND ADDITIONAL INFORMATION ON THE IMPROVEMENTS OF THIS HOME ON THE COFFEE TABLE - PLEASE TAKE ONE - PLEASE MAKE SURE TO FULLY LATCH AND LOCK FRONT AND REAR DOORS. LEAVE LIGHTS AS-IS. CALL LISTING BROKER WITH ANY QUESTIONS. ANY FEEDBACK IS GREATLY APPRECIATED. THANK YOU! BROKERS MUST BE PRESENT DURING SHOWINGS AND ARE RESPONSIBLE FOR THEIR BUYERS. BROKERS AND BUYERS MUST OBEY ALL COVID-19 PROTOCOLS AND PRECAUTIONS WHEN SHOWING THE PROPERTY. NO EXCEPTIONS. OFFERS: Seller will review all offers as they come in. Please also submit Lender Letter & Proof of funds/downpayment. PLEASE also include in additional provisions that Seller is a Licensed Real Estate Broker in the State of Colorado. Agent Owner. SELLER WILL PAY FOR BUYERS HOME WARRANTY AT SELLERS EXPENSE AT A COST NOT TO EXCEED \$575. Please write the Home Warranty into the Buyers offer if your Buyers want the offered Home Warranty. Quick possession, no post occupancy needed! NOTES: BUYERS AND BUYERS AGENTS MUST VERIFY ANY AND ALL INFORMATION PROVIDED.**

Buyer Agency Comp: **2.8%**
Contract Earnest Check To: **WFG National Title**
Contract Min Earnest: **\$5,000**
Title Company: **WFG NATIONAL TITLE**
Investor Blackout End Date:

Dual Variable: **Yes**

Listing Terms: **Cash, Conventional, FHA, Jumbo, VA Loan**

Docs Available:

Submitted Prosp: **Yes**
Possession: **Closing/DOD**
Ownership: **Corporation/Trust**
Home Warranty: **Yes**

Occupant Type: **Vacant**

List Agent

List Agent: **Ryan Coleman**
List Agent ID: **043672**



Phone: **303-346-7653**
Mobile: **303-346-7653**
Office: **303-346-7653**

List Office: **Sell Your Way Realty LLC**

Email: **ryan@sellyourwayrealty.com**

List Office ID: **HANDF**

Buyer Agent

Buyer Agent: **Paula Waterman**
Buyer Office: **Waterman Team Realty**



Phone: **303-588-4810**
Email: **paulamwaterman@gmail.com**

Buyer Agent ID: **037088**
Buyer Office ID: **M2759**

Close Information

Concessions: **No**
Commission Modified: **NA**

Buyer Financing: **VA**
Closing Comments:

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