



Elementary: Erie
Middle/Jr.: Erie
High School: Erie
School District: St Vrain Dist Re 1j

Lot Size: **Approx Acres:**
Elec: **Water:** Erie
Gas: **Taxes:** \$2,662/2012
PIN: **Zoning:** RES
Waterfront: No **Water Meter Inst:** Yes
Water Rights: No **Well Permit #:**
HOA:
HOA Fee: \$45/M **Xfer:** Yes **Rsrv:** Yes **Cov:** Yes

Bedrooms: 3 **Baths:** 3 **Rough Ins:** 0

	<u>Baths</u>	<u>Bsmt</u>	<u>Lwr</u>	<u>Main</u>	<u>Upr</u>	<u>Addl</u>	<u>Total</u>
Full	0	0	0	2	0	2	
3/4	0	0	1	0	0	1	
1/2	0	0	0	0	0	0	

All Bedrooms Conform: Yes

<u>Rooms</u>	<u>Level</u>	<u>Length</u>	<u>Width</u>	<u>Floor</u>
Master Bd	U	22	15	Carpet
Bedroom 2	U	11	10	Carpet
Bedroom 3	U	9	11	Carpet
Bedroom 4	-	-	-	-
Bedroom 5	-	-	-	-
Dining room	M	13	11	Carpet
Family room	M	19	14	Carpet
Great room	-	-	-	-
Kitchen	M	13	19	Tile
Laundry	M	9	6	Vinyl
Living room	M	12	14	Carpet
Rec room	-	-	-	-
Study/Office	M	10	11	Carpet

IRES MLS # : 721203 **PRICE:** \$330,000
 1095 Cooke Ct, Erie 80516
RESIDENTIAL-DETACHED **ACTIVE**
Locale: Erie **County:** Boulder
Area/SubArea: 5/9 **Map Book:**
Subdivision: Kenosha
Legal: Lot 1, Block 3
DOM: 2

Total SqFt All Lvl: 3509 **Basement SqFt:** 913
Total Finished SqFt: 2596 **Lower Level SqFt:**
Finished SqFt w/o Bsmt: 2596 **Main Level SqFt:** 1449
Upper Level SqFt: 1147 **Addl Upper Lvl:**
Garage Spaces: 3 **Garage Type:** Attached
Garage SqFt: 580

Built: 2000 **SqFt Source:** Assessor records

New Const: No

Builder: **Model:**

New Const Notes:

Listing Comments: This home is situated on one of the best lots in the neighborhood. Quiet location at the end of a spacious cul-de-sac, overlooking farmland with views to the south and west, HOA open space and trail directly next to and behind the home. The home features three bedrooms plus a loft upstairs, a main floor study, a three car garage and an unfinished basement. Popular floor plan with vaulted ceilings and good light. Needs some cosmetic details but priced accordingly.

Driving Directions: From Hwy 52 and E. County Line Rd.: Head South on County Line, Right on Kenosha, Left on Lombardi, Right on Banner, Left on Cooke Ct.

Property Features

Land Size: <.25 Acre **Style:** 2 Story **Construction:** Wood/Frame, Brick/Brick Veneer **Roof:** Composition Roof **Common Amenities:** Play Area **Association Fee Includes:** Common Amenities **Outdoor Features:** Lawn Sprinkler System, Patio **Location Description:** Cul-De-Sac **Fences:** Enclosed Fenced Area **Views:** Back Range/Snow Capped, Plains View **Basement/Foundation:** Partial Basement, Unfinished Basement **Heating:** Forced Air **Cooling:** Central Air Conditioning **Inclusions:** Window Coverings, Electric Range/Oven, Dishwasher, Refrigerator, Clothes Washer, Clothes Dryer, Microwave, Disposal **Design Features:** Eat-in Kitchen, Separate Dining Room, Cathedral/Vaulted Ceilings, Walk-in Closet, Loft **Master Bedroom/Bath:** 5 Piece Master Bath **Fireplaces:** Gas Fireplace **Utilities:** Natural Gas, Electric **Water/Sewer:** City Water, City Sewer **Ownership:** Private Owner **Occupied By:** Owner Occupied **Possession:** Delivery of Deed **Property Disclosures:** Seller's Property Disclosure **Flood Plain:** Minimal Risk **New Financing/Lending:** Cash, Conventional, FHA, VA

LA: Neil Kearney **Phone:** 303-440-6464 **Email:** neil@KearneyRealty.com **Fax:** 720-398-0909

LO: Kearney Realty **Broker Phone:** 303-440-6464

TB: 2.80 **BA:** 2.80 **Buyer Excl:** No **Contract:** RV **For Showings:** CSS 303-573-7469

Min EM: \$5,000 **EM Recip:** Kearney Realty Co. **Lim Service:** N

Prepared By: Neil Kearney - Oct 15, 2013 2:49:50 PM

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