



**IRES MLS # :** 933128 **PRICE:** \$635,000  
**325 Vernier Ave, Lafayette 80026**  
**RESIDENTIAL-DETACHED** **PENDING**  
**Locale:** Lafayette **County:** Boulder  
**Area/SubArea:** 3/0  
**Subdivision:** BASELINE 40  
**Legal:** LOT 7, BLK 2

**Total SqFt All Lvl:** 2417 **Basement SqFt:** 735  
**Total Finished SqFt:** 1682 **Lower Level SqFt:**  
**Finished SqFt w/o Bsmt:** 1682 **Main Level SqFt:** 849  
**Upper Level SqFt:** 833 **Addl Upper Lvl:**  
**# Garage Spaces:** 2 **Garage Type:** Attached  
**Garage SqFt:** 495

**Built:** 1995 **SqFt Source:** Assessor records

**New Const:** No

**Builder:** **Model:**

**New Const Notes:**

**Listing Comments:** Beautifully updated home in a coveted location near Waneka Lake. The kitchen, all bathrooms, carpet, hardware, lighting, roof and appliances have just been re-done, hardwood floors have been freshly refinished. This home is ready! Three bedrooms plus a loft on the upper level. This home has high ceilings, tons of windows and an unfinished basement ready for expansion if you need more space. Showings begin on Thursday morning. Offers due no later than Sunday evening 2/14 with a response by Mo (...). **Broker Remarks:** Home is vacant. No overlapping showings. Showings begin on Thursday morning. Offers due no later than Sunday evening 2/14 with a response by Monday at 7 pm. Personal Representative's Deed. Seller is "The Estate of Joy Petite Buster". Bernard Buster is the Personal Representative.

**Driving Directions:** From Hwy 287. West on Baseline, Left Caria (first light), Left at Mercator, Right on Vernier.

**Property Features**

**Style:** 2 Story **Construction:** Wood/Frame, Brick/Brick Veneer **Roof:** Composition **Roof Type:** Contemporary/Modern **Outdoor Features:** Lawn Sprinkler System **Fences:** Enclosed Fenced Area, Wood Fence  
**Basement/Foundation:** Full Basement, Unfinished Basement **Heating:** Forced Air **Cooling:** Central Air Conditioning **Inclusions:** Electric Range/Oven, Dishwasher, Refrigerator **Design Features:** Eat-in Kitchen, Separate Dining Room, Cathedral/Vaulted Ceilings, Loft, Washer/Dryer Hookups **Primary Bedroom/Bath:** Full Primary Bath **Fireplaces:** Gas Fireplace **Utilities:** Natural Gas, Electric **Water/Sewer:** City Water, City Sewer **Ownership:** Other Owner **Occupied By:** Vacant not for Rent  
**Possession:** Delivery of Deed **Property Disclosures:** Seller's Property Disclosure **Flood Plain:** Minimal Risk **New Financing/Lending:** Cash, Conventional, FHA, VA

**Elementary:** Lafayette  
**Middle/Jr.:** Angevine  
**High School:** Centaurus  
**School District:** Boulder Valley Dist Re2

**Lot SqFt:** 7,779 **Approx. Acres:** 0.18

**Elec:** Xcel **Water:** City

**Gas:** Xcel **Taxes:** \$3,461/2020

**PIN:** **Zoning:** RES

**Waterfront:** No **Water Meter Inst:** Yes

**Water Rights:** No **Well Permit #:**

**1st HOA:** Waneka Point

**Fee:** \$48/M **Xfer:** Yes **Rsrv:** Yes **Cov:** Yes

**Metro Tax District:** No

**Bedrooms:** 3 **Baths:** 3 **Rough Ins:** 1

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

**All Bedrooms Conform:** Yes

Rooms	Level	Length	Width	Floor
Primary Bdrm	U	12	13	Carpet
Bedroom 2	U	10	11	Carpet
Bedroom 3	U	10	10	Carpet
Bedroom 4	-	-	-	-
Bedroom 5	-	-	-	-
Bedroom 6	-	-	-	-
Dining room	M	9	10	Carpet
Family room	M	12	14	Carpet
Great room	-	-	-	-
Kitchen	M	12	14	Wood
Laundry	M	7	7	Tile
Living room	M	12	12	Carpet
Rec room	-	-	-	-
Study/Office	U	17	10	Carpet

**LA:** Neil Kearney **Phone:** 303-440-6464 **Email:** [neil@KearneyRealty.com](mailto:neil@KearneyRealty.com) **Fax:** 303-440-6464

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

**TB:** 2.80 **BA:** 2.80 **Buyer Excl:** No **Contract:** RV For Showings: Showing Time: (303)573-7469

**Min EM:** \$10,000 **EM Recip:** Kearney Realty Co. **Lim Service:** N

Prepared By: Neil Kearney - Feb 22, 2021 11:58:26 AM

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