



IRE MLS # : 933240 **PRICE:** \$485,000
 4817 W Moorhead Cir, Boulder 80305
ATTACHED DWELLING **ACTIVE / BACKUP**
Locale: Boulder **County:** Boulder
Area/SubArea: 1/10
Subdivision: SOUTH CREEK EIGHT
Legal: LOTS 27 & 29A
DOM: 12 **DTO:** 6

Total SqFt All Lvl: 1008 **Basement SqFt:** 0
Total Finished SqFt: 1008 **Lower Level SqFt:**
Finished SqFt w/o Bsmt: 1008 **Main Level SqFt:** 560
Upper Level SqFt: 448 **Addl Upper Lvl:**
Garage Spaces: 1 **Garage Type:** Detached
Garage SqFt: 240
Built: 1979 **SqFt Source:** Assessor records
New Const: No
Builder: **Model:**
New Const Notes:

Listing Comments: Well located South Boulder townhome. Light filled end unit with a private fenced in patio. Spacious main floor has wood floors, tons of windows a half-bath and plenty of living area. Upstairs are the two bedrooms with a shared bath. This unit includes a detached one-car garage. Adjacent to a large grass area with views of Tantra Lake.
Broker Remarks: Offers due no later than 7 pm Monday 2/15 with a response of 2/16 at 5 pm. HOA does not include the Tantra clubhouse and tennis courts. Garage is the end unit of the set facing walkway as you walk from unit to the parking area. 1864# Vacant.

Driving Directions: From Table Mesa Drive: S. on Tantra Drive. First RT. on W. Moorhead Cir and continue around the circle. The correct entrance is the 2nd left after passing the tennis court. It might be best to park on the street but there are a few open spots close

Property Features

Style: 2 Story **Construction:** Wood/Frame **Roof:** Composition Roof
Description: Townhome **Common Amenities:** Play Area, Common Recreation/Park Area **Association Fee Includes:** Common Amenities, Trash, Snow Removal, Lawn Care, Management, Exterior Maintenance, Hazard Insurance **Fences:** Enclosed Fenced Area **Basement/Foundation:** No Basement **Heating:** Baseboard Heat **Inclusions:** Window Coverings, Electric Range/Oven, Dishwasher, Refrigerator, Microwave, Disposal
Design Features: Separate Dining Room, Washer/Dryer Hookups, Wood Floors **Primary Bedroom/Bath:** Shared Primary Bath **Utilities:** Electric **Water/Sewer:** City Water, City Sewer **Ownership:** Private Owner
Occupied By: Vacant not for Rent **Possession:** Delivery of Deed
Property Disclosures: Seller's Property Disclosure **Flood Plain:** Minimal Risk **Pets:** Dogs Allowed, Cats Allowed **New Financing/Lending:** Cash, Conventional

Elementary: Creekside
Middle/Jr.: Southern Hills
High School: Fairview
School District: Boulder Valley Dist Re2

Lot SqFt: 1,104 **Approx. Acres:** 0.03
Elec: Xcel **Water:** City
Gas: Xcel **Taxes:** \$2,807/2020
PIN: **Zoning:** PUD
Waterfront: No **Water Meter Inst:** Yes
Water Rights: No **Well Permit #:**
1st HOA: South Creek 8 - Creekside 303-443-7872
Fee: \$280/M **Xfer:** Yes **Rsrv:** Yes **Cov:** Yes
Metro Tax District: No

Bedrooms: 2 **Baths:** 2 **Rough Ins:** 0

Baths	Bsmt	Lwr	Main	Upr	Addl	Total
Full	0	0	0	1	0	1
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	13	12	Carpet
Bedroom 2	U	10	10	Carpet
Bedroom 3	-	-	-	-
Bedroom 4	-	-	-	-
Bedroom 5	-	-	-	-
Bedroom 6	-	-	-	-
Dining room	M	9	11	Wood
Family room	-	-	-	-
Great room	-	-	-	-
Kitchen	M	10	10	Wood
Laundry	M	3	3	Tile
Living room	M	12	17	Wood
Rec room	-	-	-	-
Study/Office	-	-	-	-

LA: Neil Kearney **Phone:** 303-440-6464 **Email:** 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 [Request Online](#)

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

Prepared By: Neil Kearney - Feb 22, 2021 11:50:44 AM

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