



1015 Roxwood Ln, Boulder 80303

IRES MLS #: 962458

\$599,000

ATTACHED DWELLING

ACTIVE

Locale: Boulder

County: Boulder

Subdivision: COUNTRY CLUB PARK CONDOS

Legal: UNIT B

DOM: 1

Total SqFt All Lvl:	1170	Basement SqFt:	0
Total Finished SqFt:	1170	Lower Level SqFt:	
Finished SqFt w/o Bsmt:	1170	Main Level SqFt:	1170
Upper Level SqFt:		Add Upper Lvl:	

Garage Spaces: 2 Garage Type: Detached

Garage SqFt: 480

Built: 1967

SqFt Source: Assessor records

New Const: No

Builder: Model:

New Const Notes:

Listing Comments: This is not your typical Boulder condo! This ranch style home features both a front and back private courtyard and an oversized two-car garage. Inside you will find a flowing floor plan with two bedrooms, a corner fireplace, great indoor/outdoor living and a large storage/laundry room. Great east Boulder location in a residential area with easy access to The Centennial Trail. Tenant occupied, limited showing windows available. In good shape now but could be really beautiful with some strategic u (...)
Broker Remarks: Tenant occupied with limited showing windows. Available windows are Friday 4-6, Saturday 11-3, Sunday 11-3. In order to accomodate as many showings as possible, I will allow overlapping showings. Please be considerate to others and don't linger inside while others are waiting. Offers due Monday at noon. Small, 3 unit, self-managed HOA. I have HOA documents that I can send if interested. The structure is not in the flood zone but part of the yard could be in the 500 year zone. Lease runs thru (...)

Driving Directions: From Foothills Pkwy, head east on Baseline Road. Left on 55th. Left on Euclid. Quick right onto Roxwood.

Property Features

Style: 1 Story/Ranch **Construction:** Brick/Brick Veneer **Roof:** Composition
Roof Description: 1st Floor, Townhome Style Condo, Outside Entry
Common Amenities: No Amenities **Association Fee Includes:** Lawn Care, Exterior Maintenance, Hazard Insurance **Type:** Contemporary/Modern
Outdoor Features: Patio **Fences:** Enclosed Fenced Area
Basement/Foundation: No Basement **Heating:** Forced Air
Inclusions: Window Coverings, Electric Range/Oven, Dishwasher, Refrigerator
Design Features: Separate Dining Room, Jack & Jill Bathroom
Primary Bedroom/Bath: Shared Primary Bath, Full Primary Bath
Fireplaces: Living Room Fireplace **Disabled Accessibility:** Main Floor Bath, Main Level Bedroom
Utilities: Natural Gas, Electric
Water/Sewer: City Water, City Sewer **Ownership:** Private Owner
Occupied By: Tenant Occupied **Possession:** Specific Date, Current Lease Agreement
Property Disclosures: Seller's Property Disclosure
Flood Plain: Minimal Risk **Pets:** Dogs Allowed, Cats Allowed, Private Yard
New Financing/Lending: Cash, Conventional

Elementary: Eisenhower
Middle/Jr.: Manhattan
High School: Fairview
School District: Boulder Valley Dist Re2

Lot SqFt: **Approx. Acres:**
Elec: Xcel **Water:** City
Gas: Xcel **Taxes:** \$2,783/2021
PIN: **Zoning:** RM2
Waterfront: No **Water Meter Inst:** Yes
Water Rights: No **Well Permit #:**
1st HOA: Country Club Park Condos
Fee: \$200/M **Xfer:** No **Rsrv:** No **Cov:** Yes
Metro Dist: No

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

Baths	Bsmt	Lwr	Main	Upr	Addl	Total
Full	0	0	1	0	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	M	14	11	Carpet
Bedroom 2	M	13	10	Carpet
Bedroom 3	-	-	-	-
Bedroom 4	-	-	-	-
Bedroom 5	-	-	-	-
Bedroom 6	-	-	-	-
Dining room	M	8	11	Carpet
Family room	-	-	-	-
Great room	-	-	-	-
Kitchen	M	8	11	Carpet
Laundry	M	7	11	Tile
Living room	M	12	24	Carpet
Rec room	-	-	-	-
Study/Office	-	-	-	-

LA: Neil Kearney Phone:303-818-4055 Email: neil@KearneyRealty.com Fax: 303-440-6464

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

TB: 2.8% BA: 2.8% Buyer Excl: No Contract: RV For Showings: ShowingTime: 303-573-7469

Min EM: \$10,000 EM Recip: Heritage Title Lim Service: N

Prepared By: Neil Kearney - Apr 7, 2022, 7:19:01 PM

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