



sqFt & Living Space

Upper SqFt:		Kitchen:	Basement:	None
Main SqFt:	1,310	Dining Rm:	Bsmt % Fin:	
Lower SqFt:		Living Rm:	Date Measured:	
Apartment SqFt:	1,310	Master Bed:	Measured By:	County Records
Total SqFt:	1,310	Family Rm:		
Interior SqFt:	1,310	Study/Den:		
		Laundry Loc:	M	Walk Score™: 54

Upper Beds:		Upper Baths:	
Main Beds:	2	Main Baths:	2 FF
Lower Beds:		Lower Baths:	
Apartment Beds:		Bsmt Baths:	
Bedrooms:	2	Bathrooms:	2

Car Storage:	Garage,Attached	Fireplace Loc:	
Car Spaces:	1	# of Fireplaces:	

Structural & Land Features

Type:	Condominium	Year Built:	2006
Style:	Ranch/1 Story	Level:	GR
Architecture:	Contemporary	Unit On End:	
Construction:	Frame/Brick		
Builder:			
Model:			
Roofing:	Composition Shingles		
Subfloor:			

Property Features

Description: Air Condition-Central,Balcony,Backs to Open Space,Cable Available,Cable Installed,Corner,Double Pane Windows,Dryer,Dishwasher,Formal Dining,Five Piece Bath,Garage Door Opener,Kitchen Island,Master Bathroom,Microwave Oven,Master Suite,Newer Carpet,Newer Paint,Pet Free,Quick Possession,Refrigerator,Smoke Free,Stove/Range/Oven,Tile Floor,Washer,Window Coverings,Wood Floors,Walk-In Closets

Public Remarks: GREAT CONDO IN A GREAT LOWRY LOCATION. ALL APPLIANCES INCLUDED. READY TO MOVE-IN! OVERSIZED 1-CAR ATTACHED GARAGE.FACES GREENBELT. LARGE MASTER SUITE W/ 5-PIECE BATH. CENTRAL A/C.GREAT ACCESSIBILITY TO ALL.

Broker Remarks:QUICK POSSESSION.NEXT PHASE INCLUDES POOL. NOT A FORECLOSURE/SHORT SALE.



Location Information

County:	Denver	N/S Dir/Num:	North 500	Map/Section:	287 N
IN:	0	E/W Dir/Num:	East 9600	Faces:	
Area:	DSE Denver Southeast	Unincorporated:		Taxes:	\$1,203
Sub Area:	LEGENDS AT LOWRY				
Name:	LEGENDS AT LOWRY				
Directions:	FROM ALAMEDA & QUEBEC GO NORTH-TURN RIGHT ON LOWRY BLVD. GO STRAIGHT THRU ROUND-ABOUTS. TURN RIGHT ON DAYTON THEN TURN RIGHT ON 5TH. TAKE FIRST RIGHT INTO LEGENDS AT LOWRY				

Utilities

Heat:	Forced Air, Gas	Avg Utilities:		Wsh/Dry Hookup:	Yes
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Community Information

IOA Name:	LEGENDS AT LOWRY	School District:	Denver Public Schools
IOA Phone:		Elementary:	Lowry
IOA Quoted:	\$180, Monthly	Junior High:	Hill
Multiple HOAs:	No	Senior High:	George Washington
IOA Includes:	Insurance,Snow Removal,External Building and Roof Maintenance,Water Sewer,Trash Removal,Grounds Maintenance		

Contract Information

Terms:	Conventional,FHA,VA,Cash		
30 Day Terms:		Buy Agent:	2.80
Fin Earnest:	\$1,500	Trans Br:	2.80
Earnest Ck To:	JONES HOMES	Buy Br Pd By:	
Occupation:	DOD	Var Comm:	No
Loan Bal 1:		Curr List Date:	6/28/10
Previous Price:	\$209,900	Orig List Date:	6/28/10
Orig List Price:	\$209,900	Current DOM:	2
Inclusive:	Excl Right	Total DOM:	2
Exclusions:	SELLERS PERSONAL EFFECTS		
Legal:	LEGENDS AT LOWRY U 202 BLDG 1		

Broker Information

Name:	Kimberly Porter	Listing Office:	JONES HOMES L.L.C.
Agent Ph:	303-919-1031	Office ID:	07391
Office Ph:	303-399-9930	Email:	KPORTER@LANSKYWEIGLER.COM
Fax:	720-382-5978	Website:	WWW.COREALTY.COM/JONESHOMES.HTM
Showing Ph:	303-399-9930		

Sold Information

Sold Price:		Seller Type:		Loan Amount:	
Contract Date:		Concession Amt:		Interest Rate:	
Sold Date:		Concession Type:			
Sold Term:		Seller DP Assist:			
Selling Off ID:		Selling Office:			
Selling Br ID:		Selling Broker:			

