



Address:13190 EAST LINVALE PLACE **Property Type:**CONDOMINIUM **Price:**[\\$75,000](#)
Listing #:759753 **Bldg/Unit #:** **Status:**[ACTIVE](#) **PSF:**\$55.89
Backup/First: **Fin PSF:**\$55.89

Area:AURORA SOUTH **Parcel ID#:**[197336129005](#) **County:**ARAPAHOE
Sub Area:THE DAM SUB 5TH FLG **Name:**THE DAM **City:**AURORA
Type:TOWNHOUSE **Architecture:**CONTEMPORARY **Zip:**80014
Style:TWO STORY **Construction:**STUCCO **Year Built:**1974
Faces: **Roofing Material:**COMPOSITION SHGL **Builder:**
NS Direction:SOUTH #:2700 **Car Storage:**GARAGE,DETACHED **Model:**
EW Direction:EAST #:13190 **Car Spaces:**2 **Unit On End:**
Map/Section:317 - V **School District:** **Level:**
HOA Name:DAM EAST TOWNHOME **Elementary:**[5200,POLTON](#) **Taxes:**\$950
HOA Phone:303-369-0300 **Jr High/Middle:**[5740,PRAIRIE](#) **Unincorporated:**
Total HOA Fees:\$227 **Sr High:**[5930,OVERLAND](#)
Fee Quoted:MONTHLY **Multiple HOAs:**NO
Fee Includes:CLUBHOUSE,COMMUNITY POOL,SNOW REMOVAL,EX BLG & ROOF MT,WATER/SEWER,TENNIS
COURTS,TRASH,GROUNDS MAINT

	TOTAL	UPPER	MAIN	LOWER	BASEMENT
Bedrooms	3	2	1		
Baths	2	F	H		
! Square Feet	1342	528	814		
Finished Sq Ft Total:1342		Total Sq Ft:1342		Date Measured:07-APR-2009	
Basement:NONE		Bsmt Finished:		%Bsmt Finished:	
Master Bedroom:		Living Room:		W/D Hookup In Unit:	
Family Room:		Dining Room:			
Study/Den:		Kitchen:			
Laundry Loc:		Heat:	GAS,FORCED AIR		
# Of Fireplaces:	1	Average Utility:\$			
Fireplace Loc:	LIVING ROOM	Subfloor:			

Description: AIR COND-CENTRAL,EATING SPACE/KIT,FENCE,FIX UP,LENDER OWNED,POOL
COMMUNITY,PATIO,REFRIGERATOR,STOVE/RANGE/OVEN,TILE FLOOR,VAULTED CEILING,WALL/WALL CARPET
! Public Remarks:BUYERS MUST COMPLETE PRE-APPROVAL W/CHAMPION/NATIONSTAR MORTGAGE 888-382-2432 WHEN
SENDING OFFERS INCL ABOVE PRE-APPROVAL LTR W/BUYERS NAME & PHONE # OR OCWEN AUTHORIZATION FOR
RELEASE OF INFO FORM. NATIONSTAR PAYS APPRAISAL IF CLOSSES W/THEM.
Broker Remarks:PROPERTY NEEDS WORK. CLOSING DATE MUST BE PRIOR TO THE 26TH OF THE MONTH.
Directions:FROM I-225 NORTH ON PARKER ROAD E ON YALE S ON URSULA E ON LINVALE PL TO PROPERTY

Buyers Agency:3.00 **Prospect Reservation:** **Listor Phone:**720-221-7795
Trans Broker:3.00 **Limited Service:**NO **Office Phone:**303-399-9930
Variable Commission:NO **Entry Only:**NO **Showing Phone:**303-399-9930
Listor:MICHELLE CARR **Exclusive:**EXCLUSIVE RIGHT **Fax:**303-380-1152
Listing Office:[JONES HOMES L.L.C.](#) **Current List Date:**06-APR-2009 **Email:**MC@MICHELLECARRREALTOR.COM
Office ID:07391 **URL:**WWW.MICHELLECARRREALTOR.COM

Exclusions:NONE **Minimum Earnest:**\$1000
Earnest Check To:JONES HOMES

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