

2998 S LISBON Way  
Aurora, CO 80013

M847917-RA  
List:\$220,000



**SqFt & Living Space**

<b>Upper SqFt:</b>		<b>Kitchen:</b>	19X13	<b>Basement:</b>	Full
<b>Main SqFt:</b>	2,048	<b>Dining Rm:</b>	11X12	<b>Bsmt % Fin:</b>	Open
<b>Lower SqFt:</b>		<b>Living Rm:</b>	12X12	<b>Date Measured:</b>	
<b>SqFt:</b>	2,048	<b>Mstr Bed:</b>	17X15 M	<b>Measured By:</b>	County Records
<b>Bsmt SqFt:</b>	2,027	<b>Family Rm:</b>	19X16 M		
<b>Total SqFt:</b>	4,075	<b>Study/Den:</b>			
<b>Fin SqFt:</b>	2,048	<b>Laundry Loc:</b>	M	<b>Walk Score:</b>	9

<b>Upper Beds:</b>		<b>Upper Baths:</b>	
<b>Main Beds:</b>	3	<b>Main Baths:</b>	3 FFH
<b>Lower Beds:</b>		<b>Lower Baths:</b>	
<b>Bsmt Beds:</b>		<b>Bsmt Baths:</b>	
<b>Bedrooms:</b>	3	<b>Bathrooms:</b>	3

**Car Storage:** Garage,Attached      **Fireplace Loc:** Family Room  
**Car Spaces:** 2      **# of Fireplaces:** 1

**Structural & Land Features**

<b>Type:</b>	Detached Single Family	<b>Year Built:</b>	2004
<b>Style:</b>	Ranch/1 Story	<b>Lot Size:</b>	
<b>Architecture:</b>	Contemporary	<b>Acres:</b>	
<b>Construction:</b>	Frame/Brick		
<b>Builder:</b>	DR HORTON		
<b>Model:</b>	WASHINGTON PARK		
<b>Roofing:</b>	Composition Shingles		
<b>Subfloor:</b>			
<b>Horses:</b>			

**Property Features**

**Description:** Covered Patio,Formal Dining,Fence,Fireplace Insert,Five Piece Bath,Lender Owned,Master Bathroom,Master Suite,Pool Community,Quick Possession  
**Public Remarks:** BANK ADDENDUMS TO FOLLOW ACCEPTED OFFER. LENDER OWNED.SOLD AS IS. BUYER TO PAY DE & RE WINTERIZATION COSTS. QUICK POSESSION. LARGE RANCH W/ MASSIVE BASEMENT! POOL COMMUNITY!  
**Broker Remarks:**



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02-10-2010

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**Location Information**

<b>County:</b> Arapahoe	<b>N/S Dir/Num:</b> South 2998	<b>Map/Section:</b> 320 S
<b>PIN:</b> 197535222021	<b>E/W Dir/Num:</b> East 20900	<b>Faces:</b>
<b>Area:</b> AUS Aurora South	<b>Unincorporated:</b>	<b>Zoned:</b> RES
<b>Sub Area:</b> THE CONSERVATORY SUB 1ST FLG		<b>Taxes:</b> \$2,922
<b>Directions:</b> HAMPDEN/ TOWER-EAST ON HAMPDEN TO JERICO/N ON JERICO/LEFT ON CONSERVATORY PKWY/RT ON DARTMOUTH/L ON LISBON WAY TO PROPERTY		

**Utilities**

<b>Heat:</b> Forced Air, Gas	<b>Avg Utilities:</b>
<b>Water:</b> Public	<b>Sewer:</b> Public

**Community Information**

<b>HOA Name:</b> COMMUNITY RESOURCES	<b>School District:</b>
<b>HOA Phone:</b> 303-758-4876	<b>Elementary:</b> Aurora Frontier K-8
<b>HOA Quoted:</b> \$24, Monthly	<b>Junior High:</b> Aurora Frontier K-8
<b>Multiple HOAs:</b> No	<b>Senior High:</b> Gateway
<b>HOA Includes:</b> Clubhouse, Trash Removal, Grounds Maintenance	

**Contract Information**

<b>Terms:</b> Conventional, FHA, VA, Cash	
<b>Add Terms:</b>	<b>Buy Agent:</b> 3.00
<b>Min Earnest:</b> \$2,200	<b>Trans Br:</b> 3.00
<b>Earnest Ck To:</b> JONES HOMES, LLC	<b>Buy Br Pd By:</b>
<b>Possession:</b> DOD	<b>Var Comm:</b> No
<b>Loan Bal 1:</b>	<b>Curr List Date:</b> 2/2/10
<b>Previous Price:</b> \$220,000	<b>Orig List Date:</b> 2/2/10
<b>Orig List Price:</b> \$220,000	<b>Current DOM:</b> 8
<b>Exclusive:</b> Excl Right	<b>Total DOM:</b> 8
<b>Exclusions:</b> NONE	
<b>Legal:</b> LOT 21 BLK 18 THE CONSERVATORY SUB 1ST FLG	
<b>Prospect Res:</b> Yes	
<b>Limited Service:</b> No	
<b>Entry Only:</b> No	

**Broker Information**

<b>Name:</b> Alexander T Sargeant	<b>Listing Office:</b> JONES HOMES L.L.C.
<b>Agent Ph:</b> 303-908-7722	<b>Office ID:</b> 07391
<b>Office Ph:</b> 303-399-9930	<b>Email:</b> <a href="mailto:SARGEANTANDASSOCIATES@MSN.COM">SARGEANTANDASSOCIATES@MSN.COM</a>
<b>Fax:</b> 303-750-3649	<b>Website:</b> <a href="http://ALEXANDERSARGEANT.DIRECTHOMES.COM">ALEXANDERSARGEANT.DIRECTHOMES.COM</a>
<b>Showing Ph:</b> 303-399-9930	

**Sold Information**

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



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