



**sqFt & Living Space**

|                |       |                     |                       |                |
|----------------|-------|---------------------|-----------------------|----------------|
| Upper SqFt:    |       | <b>Kitchen:</b>     | <b>Basement:</b>      | None           |
| Main SqFt:     | 996   | <b>Dining Rm:</b>   | <b>Bsmt % Fin:</b>    |                |
| Lower SqFt:    |       | <b>Living Rm:</b>   | <b>Date Measured:</b> |                |
| Total SqFt:    | 996   | <b>Mstr Bed:</b>    | <b>Measured By:</b>   | County Records |
| PSF:           | \$124 | <b>Family Rm:</b>   |                       |                |
| Cost per sqft: | \$124 | <b>Study/Den:</b>   |                       |                |
|                |       | <b>Laundry Loc:</b> | <b>Walk Score™:</b>   | 65             |

|             |   |                     |      |
|-------------|---|---------------------|------|
| Upper Beds: |   | <b>Upper Baths:</b> |      |
| Main Beds:  | 3 | <b>Main Baths:</b>  | 2 FF |
| Lower Beds: |   | <b>Lower Baths:</b> |      |
| Total Beds: | 3 | <b>Bsmt Baths:</b>  |      |
| Bedrooms:   | 3 | <b>Bathrooms:</b>   | 2    |

|                     |                 |                         |  |
|---------------------|-----------------|-------------------------|--|
| <b>Car Storage:</b> | Garage,Attached | <b>Fireplace Loc:</b>   |  |
| <b>Car Spaces:</b>  | 1               | <b># of Fireplaces:</b> |  |

**Structural & Land Features**

|                      |                        |                    |      |
|----------------------|------------------------|--------------------|------|
| <b>Type:</b>         | Detached Single Family | <b>Year Built:</b> | 1955 |
| <b>Style:</b>        | Ranch/1 Story          | <b>Lot Size:</b>   |      |
| <b>Architecture:</b> | Traditional            | <b>Acres:</b>      |      |
| <b>Construction:</b> | Frame                  |                    |      |
| <b>Builder:</b>      | NEW WINDOWS            |                    |      |
| <b>Model:</b>        | UPDATED!               |                    |      |
| <b>Roofing:</b>      | Composition Shingles   |                    |      |
| <b>Subfloor:</b>     |                        |                    |      |
| <b>Porches:</b>      |                        |                    |      |

**Property Features**

**Description:** Double Pane Windows,Dryer,Disposal,Dishwasher,Eating Space/Kitchen,Fence,Master Bathroom,Master Suite,Newer Carpet,Newer Paint,Quick Possession,Refrigerator,Remodeled,Stove/Range/Oven,Tile Floor,Updated,Utility Shed,Wall to Wall Carpet

**Public Remarks:** MASTER SUITE W/FULL BATH.ALL UPDATED.KIDS CAN WALK TO SCHOOL.KITCHEN/BATHS ALL HAVE BEEN RE-DONE TO LET YOUR BUYER JUST MOVE IN!NEW WINDOWS & DOORS,LIGHTING.MAINTAINENCE FREE SIDING.NEW APPLIANCE PACKAGE.LARGE LOT.NEW PAINT & CARPET.TAKE A LOOK!

**Broker Remarks:**CLEAN AND READY TO BE LIVED IN!USE AURORA HOAP/CHAFA AS OPTION.



**Location Information**

|   |                                |                           |
|---|--------------------------------|---------------------------|
| <b>County:</b> Arapahoe   | <b>N/S Dir/Num:</b> North 1000 | <b>Map/Section:</b> 287 L |
| <b>APN:</b> 197302408047  | <b>E/W Dir/Num:</b> East 0     | <b>Faces:</b>             |
| <b>Area:</b> AUN Aurora North                                   | <b>Unincorporated:</b>         | <b>Zoned:</b> R-1         |
| <b>Sub Area:</b> BURNS AURORA 4TH FLG                           |                                | <b>Taxes:</b> \$547       |
| <b>Directions:</b> DEL MAR WEST TO NILE. NORTH ON NILE TO HOME. |                                |                           |

**Utilities**

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

**Community Information**

|                       |                                    |
|-----------------------|------------------------------------|
| <b>IOA Name:</b>      | <b>School District:</b>            |
| <b>IOA Phone:</b>     | <b>Elementary:</b> Peoria          |
| <b>IOA Quoted:</b>    | <b>Junior High:</b> South          |
| <b>Multiple HOAs:</b> | <b>Senior High:</b> Aurora Central |
| <b>IOA Includes:</b>  |                                    |

**Contract Information**

|   |                                 |
|---|---------------------------------|
| <b>Terms:</b> Conventional, FHA, VA, Cash       | <b>Buy Agent:</b> 2.80          |
| <b>Model Terms:</b> FULL REMODEL!               | <b>Trans Br:</b> 2.80           |
| <b>Bin Earnest:</b> \$500                       | <b>Buy Br Pd By:</b>            |
| <b>Earnest Ck To:</b> JONES HOMES               | <b>Var Comm:</b> No             |
| <b>Possession:</b> DOD                          | <b>Curr List Date:</b> 12/15/10 |
| <b>Loan Bal 1:</b>                              | <b>Orig List Date:</b> 12/15/10 |
| <b>Previous Price:</b>                          | <b>Current DOM:</b> 0           |
| <b>Orig List Price:</b> \$123,900               | <b>Total DOM:</b> 0             |
| <b>Exclusive:</b> Excl Right                    |                                 |
| <b>Exclusions:</b> NONE                         |                                 |
| <b>Legal:</b> LOT 47 BLK 29 BURNS AURORA 4THFLG |                                 |
| <b>Prospect Res:</b> Yes                        |                                 |
| <b>Limited Service:</b> No                      |                                 |
| <b>Entry Only:</b> No                           |                                 |

**Broker Information**

|                                 |  |
|---------------------------------|--|
| <b>Name:</b> Vernon R.E. Jones  | <b>Listing Office:</b> JONES HOMES L.L.C.  |
| <b>Agent Ph:</b> 303-359-8218   | <b>Office ID:</b> 07391  |
| <b>Office Ph:</b> 303-399-9930  | <b>Email:</b> <a href="mailto:joneshomes@att.net">joneshomes@att.net</a>               |
| <b>Fax:</b> 720-382-5978        | <b>Website:</b> <a href="http://www.joneshomesonline.com">www.joneshomesonline.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>   |                       |

