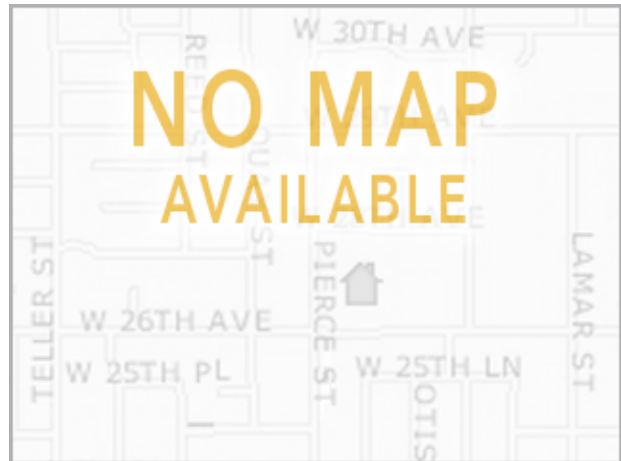


8709 E 25th Ave  
Denver, CO 80238

M824254-RA  
List:\$277,000



**SqFt & Living Space**

<b>Upper SqFt:</b>		<b>Kitchen:</b>		<b>Basement:</b>	Partial
<b>Main SqFt:</b>		<b>Dining Rm:</b>		<b>Bsmt % Fin:</b>	Open
<b>Lower SqFt:</b>	_____	<b>Living Rm:</b>		<b>Date Measured:</b>	10/23/09
<b>SqFt:</b>	1,438	<b>Mstr Bed:</b>	U	<b>Measured By:</b>	County Records
<b>Bsmt SqFt:</b>	77	<b>Family Rm:</b>	M		
<b>Total SqFt:</b>	1,515	<b>Study/Den:</b>			
<b>Fin SqFt:</b>	1,438	<b>Laundry Loc:</b>	U	<b>Walk Score:</b>	0

<b>Upper Beds:</b>	2	<b>Upper Baths:</b>	2	FF
<b>Main Beds:</b>		<b>Main Baths:</b>	1	H
<b>Lower Beds:</b>		<b>Lower Baths:</b>	_____	
<b>Bsmt Beds:</b>	_____	<b>Bsmt Baths:</b>	_____	
<b>Bedrooms:</b>	2	<b>Bathrooms:</b>	3	

<b>Car Storage:</b>	Garage,Attached,Oversized,Tandem	<b>Fireplace Loc:</b>	Living Room
<b>Car Spaces:</b>	2	<b># of Fireplaces:</b>	1

**Structural & Land Features**

<b>Type:</b>	Attached Single Family (Duplex,Triplex)	<b>Year Built:</b>	2002
<b>Style:</b>	Two Story	<b>Lot Size:</b>	
<b>Architecture:</b>		<b>Acres:</b>	
<b>Construction:</b>	Brick		
<b>Builder:</b>	McStain		
<b>Model:</b>	Clarkson		
<b>Roofing:</b>	Composition Shingles		
<b>Subfloor:</b>			
<b>Horses:</b>			

**Property Features**

**Description:** Air Condition-Central,Balcony,Cable Available,Ceiling Fan,Cable Installed,Double Pane Windows,Deck,Dryer,Disposal,Dishwasher,Formal Dining,Freezer,Five Piece Bath,Garage Door Opener,Kitchen Island,Master Bathroom,Microwave Oven,Master Suite,Newer Paint,Parking Addl Off St,Pool Community,Pet Free,Quick Possession,Refrigerator,Smoke Free,Stove/Range/Oven,Tile Floor,Two Master Bdrm,Updated,Vaulted Ceiling,Washer,Window Coverings,Wood Floors,Walk-In Closets

**Public Remarks:** Upgraded Kitchen with Maple Cabinets, Granite Countertops and Stainless Steel Appliances. Hardwood throughout the main level. 5 Piece master bath with custom tile. Custom blinds on all windows. This home has barely been lived in! Great location!

**Broker Remarks:**



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11-16-2009

M824254-RA

**Location Information**

<b>County:</b> Denver	<b>N/S Dir/Num:</b> North 2500	<b>Map/Section:</b> 286 D
<b>PIN:</b> 607333105022000	<b>E/W Dir/Num:</b> East 8100	<b>Faces:</b>
<b>Area:</b> DNE Denver Northeast	<b>Unincorporated:</b>	<b>Zoned:</b> Res
<b>Sub Area:</b> Stapleton		<b>Taxes:</b> \$2,530
<b>Directions:</b> Central Park to Xanthia. R on 25th.		

**Utilities**

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

**Community Information**

<b>HOA Name:</b>	<b>School District:</b> Denver Public Schools
<b>HOA Phone:</b>	<b>Elementary:</b> Westerly Creek
<b>HOA Quoted:</b> \$178, Monthly	<b>Junior High:</b> Smiley
<b>Multiple HOAs:</b> Yes	<b>Senior High:</b> George Washington
<b>HOA Includes:</b> Insurance,Community Pool,Snow Removal,Trash Removal,Water,Sewer,Grounds Maintenance	

**Contract Information**

<b>Terms:</b> Conventional,FHA,VA,Cash		
<b>Addl Terms:</b>		<b>Buy Agent:</b> 2.80
<b>Min Earnest:</b> \$2,000		<b>Trans Br:</b> 2.80
<b>Earnest Ck To:</b> Security Title		<b>Buy Br Pd By:</b>
<b>Possession:</b> Immediate		<b>Var Comm:</b> No
<b>Loan Bal 1:</b>	<b>Prospect Res:</b> Yes	<b>Curr List Date:</b> 10/23/09
<b>Previous Price:</b> \$277,000	<b>Limited Service:</b> No	<b>Orig List Date:</b> 10/23/09
<b>Orig List Price:</b> \$277,000	<b>Entry Only:</b> No	<b>Current DOM:</b> 24
<b>Exclusive:</b> Excl Agency		<b>Total DOM:</b> 24
<b>Exclusions:</b> None		
<b>Legal:</b> Stapleton FLG #6 B4 PT OF L11 DAF BEG SW COR L11 E 54FT TO TPOB N 70FT E 18FT S 70FT W		

**Broker Information**

<b>Name:</b> Jennifer Stenseth	<b>Listing Office:</b> HERMANGROUP RE 40
<b>Agent Ph:</b> 720-339-1800	<b>Office ID:</b> PCO40
<b>Office Ph:</b> 303-756-2999	<b>Email:</b> JENNY@THEPERFECTPAIRHOME.COM
<b>Fax:</b> 303-845-9572	<b>Website:</b>
<b>Showing Ph:</b> 303-471-2345	

**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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11-16-2009