

**Address:**4930 SOUTH CLARKSON STREET **Property Type:**RESIDENTIAL **Price:**[\\$750,000](#)  
**Listing #:**782431 **Status:**[ACTIVE](#) **PSF:**\$469.92  
**Backup/First:** **Fin PSF:**\$313.28

**Area:**S SUBN EAST **Parcel ID#:**[207711305006](#) **County:**ARAPAHOE  
**Type:**DETACH SINGL FAM,HORSE PROPERTY **Sub Area:**CHERRY HILLS, CHENANGO ACRES **City:**CHERRY HILLS VILLAGE  
**Style:**RANCH/ONE-STORY **Architecture:**CONTEMPORARY **Zip:**80113  
**Faces:**WEST **Construction:**FRAME/ROCK **Year Built:**1960  
**NS Direction:**SOUTH #:4930 **Roofing Material:**COMPOSITION SHGL **Builder:**  
**EW Direction:**WEST #:700 **Car Storage:**GARAGE,ATTACHED **Model:**  
**Map/Section:**344 - L **Car Spaces:**2 **Lot Size:**40031  
**HOA Name:** **School District:**CHERRY CREEK **Acres:**0.91  
**HOA Phone:** **Elementary:**[5030,CHERRY HILLS VILLAGE](#) **Zoned:**YES  
**Total HOA Fees:**0 **Jr High/Middle:**[5750,WEST](#) **Unincorporated:**  
**Fee Quoted:**NONE **Multiple HOAs:** **Sr High:**[5910,CHERRY CREEK](#) **Taxes:**5,993  
**Fee Includes:** **Horses:**ZONED FOR

	TOTAL	UPPER	MAIN	LOWER	BASEMENT
<b>Bedrooms</b>	3		3		
<b>Baths</b>	2		FT		
<b>! Square Feet</b>	1596		1596		798
<b>Finished Sq Ft Total:</b>	2394	<b>Total Sq Ft:</b> 2394		<b>Date Measured:</b> 10-JUN-2009	
<b>Basement:</b> FULL		<b>Bsmt Finished:</b> FULLY		<b>%Bsmt Finished:</b> 95	
<b>Master Bedroom:</b>		MAIN LEVEL	<b>Living Room:</b>		<b>Water:</b> PUBLIC
<b>Family Room:</b>		MAIN LEVEL	<b>Dining Room:</b>		<b>Sewer:</b> PUBLIC
<b>Study/Den:</b>			<b>Kitchen:</b>		
<b>Laundry Loc:</b>	LOWER LEVEL		<b>Heat:</b>	GAS,FORCED AIR	
<b># Of Fireplaces:</b>	1		<b>Average Utility:\$</b>		
<b>Fireplace Loc:</b>	FAMILY ROOM		<b>Subfloor:</b>	SLAB	

**Description:** CABLE INSTALLED,DISPOSAL,DISHWASHER,EATING SPACE/KIT,FORMAL DINING,FIREPLACE INSERT,GARDEN AREA,GARAGE DR OPENER,HIGH SPEED ACCES,PET FREE,PATIO,QUICK POSSESSION,SMOKE ALARM,SMOKE FREE,SPRINKLER,STOVE/RANGE/OVEN,WOOD FLOORS

**! Public Remarks:**THIS IS ONE OF THE BEST LOTS IN OLD CHERRY HILLS. RIGHT AT 1 ACRE. QUARTER MILE NORTH OF BELLEVIEW. VINTAGE 1960 RANCH STYLE HOME ON THE SITE NOW. ADD ON OR BUILD YOUR DREAM HOUSE. PLENTY OF SPACE. MATURE TREES AND WONDERFUL QUITE PRIVACY

**Broker Remarks:**GREAT FLAT LOT WITH HUGE TREES & PRIVACY.

**Loan Balance:\$** **Terms:**CONVENTIONAL,FHA,VA,CASH **Additional Terms:**BEAUTIFUL LOT  
**Buyers Agency:**2.80 **Prospect Reservation:**YES **Listor Phone:**303-941-4663  
**Trans Broker:**2.80 **Limited Service:**NO **Office Phone:**303-841-0922  
**Variable Commission:**NO **Entry Only:**NO **Showing Phone:**303-825-7777  
**Listor:**STEVEN BEAM **Exclusive:**EXCLUSIVE RIGHT **Fax:**720-302-2900  
**Listing Office:**[RE/MAX ALLIANCE](#) **Current List Date:**15-JUN-2009 **Email:**[STEVE.BEAM@COMCAST.NET](mailto:STEVE.BEAM@COMCAST.NET)  
**PARKER** **URL:**[WWW.STEVENBEAM.COM](http://WWW.STEVENBEAM.COM)  
**Office ID:**[REM03](#)

**Legal:**PLOT 2 CHENANGO ACRES  
**Exclusions:**WASHER,DRYER, FRIGERATOR  
**Earnest Check To:**REMAX ALLAINCE

**Minimum Earnest:**\$10000

**Possession:**

**Directions:**WEST ON BELLEVIEW FROM 1-25 TO CLARKSON NORTH ABOUT A QUARTER MILE TO PROPERTY ON RIGHT.

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