

Address: 4930 SOUTH CLARKSON STREET Listing #: 782431	Property Type: RESIDENTIAL Status: ACTIVE Backup/First:	Price: \$750,000 PSF: \$469.92 Fin PSF: \$313.28
Area: S SUBN EAST Type: DETACH SINGL FAM,HORSE PROPERTY Style: RANCH/ONE-STORY Faces: WEST NS Direction: SOUTH #:4930 EW Direction: WEST #:700 Map/Section: 344 - L HOA Name: HOA Phone: Total HOA Fees: 0 Fee Quoted: NONE Fee Includes:	Parcel ID#: 207711305006 Sub Area: CHERRY HILLS, CHENANGO ACRES Architecture: CONTEMPORARY Construction: FRAME/ROCK Roofing Material: COMPOSITION SHGL Car Storage: GARAGE,ATTACHED Car Spaces: 2 School District: CHERRY CREEK Elementary: 5030,CHERRY HILLS VILLAGE Jr High/Middle: 5750,WEST Sr High: 5910,CHERRY CREEK	County: ARAPAHOE City: CHERRY HILLS VILLAGE Zip: 80113 Year Built: 1960 Builder: Model: Lot Size: 40031 Acres: 0.91 Zoned: YES Unincorporated: Taxes: 5,993 Horses: ZONED FOR

	TOTAL	UPPER	MAIN	LOWER	BASEMENT
Bedrooms	3		3		
Baths	2		FT		
Square Feet	1596		1596		798
Finished Sq Ft Total: 2394		Total Sq Ft: 2394		Date Measured: 10-JUN-2009	
Basement: FULL		Bsmt Finished: FULLY		%Bsmt Finished: 95	
Master Bedroom:		MAIN LEVEL	Living Room:		Water: PUBLIC
Family Room:		MAIN LEVEL	Dining Room:		Sewer: PUBLIC
Study/Den:			Kitchen:		
Laundry Loc: LOWER LEVEL			Heat: GAS, FORCED AIR		
# Of Fireplaces: 1			Average Utility: \$		
Fireplace Loc: FAMILY ROOM			Subfloor: 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 PARKER	Current List Date: 15-JUN-2009	Email: STEVE.BEAM@COMCAST.NET
Office ID: REM03		URL: WWW.STEVENBEAM.COM

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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