



\$448,000

10689 SINGLELEAF Ct
Parker, CO 80134

MLS# 1231137
í Á à • Á Á Á @
2,579 Sq Ft
\$174 / Sq Ft



Courtesy of:
STEVEN BEAM
REALTOR
RE/MAX ALLIANCE

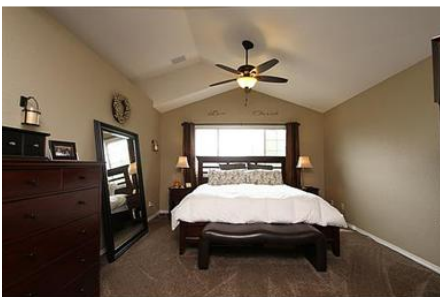
Phone: 303-941-4663
Office: 303-841-0922
Fax: 303-841-6567
Email: steven@stevenbeam.com
Website: http://www.stevenbeam.com



Listing Office: RE/MAX ALLIANCE

M1231137-RA





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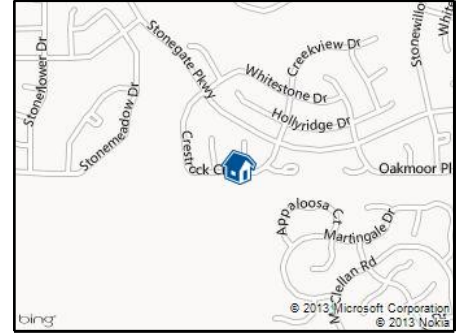
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Parker, Colorado 80134

M1231137-RA
List: \$448,000

Status Conditions: Accepting Offers

Approval Conditions: N/A

Seller Type: Individual



SqFt & Living Space

Upper SqFt:			Kitchen:		Basement:	Full, Walk-Out
Main SqFt:	2,579		Dining Rm:		Bsmt Fin:	Fully (100)%
Lower SqFt:		PSF	Living Rm:		Date Measured:	09/12/13
SqFt:	2,579	\$174	Mstr Bed:	U	Measured By:	County Records
Bsmt SqFt:	1,296		Family Rm:	M	Walk Score™ :	38
Total SqFt:	3,875		Study/Den:	B		
Fin SqFt :	3,810	\$118	Laundry Loc:	M		
Upper Beds:	4		Upper Baths:	2 FF		
Main Beds:			Main Baths:	1 H		
Lower Beds:			Lower Baths:			
Bsmt Beds:	1		Bsmt Baths:	1 F		
Bedrooms:	5		Bathrooms:	4		
Car Storage:	Garage,Attached		Fireplace Loc:	Family Room		
Car Spaces:	3		# of Fireplaces:	1		

Structural & Land Features

Type:	Detached Single Family	Year Built:	1995
Style:	Two Story	Lot Size:	8267
Architecture:	Contemporary	Acres:	.19
Construction:	Frame		
Builder:	Falcon		
Model:	Victoria		
Roofing:	Composition Shingles		
Subfloor:	Slab		
Horses:			

Property Features

Description: Air Condition-Central,Attic Fan,Ceiling Fan,Cable Installed,Corner,Cul-De-Sac,Double Pane Windows,Deck,Disposal,Dishwasher,Eating Space/Kitchen,Formal Dining,Fence,Five Piece Bath,Garage Door Opener,Gas Logs,High Speed Access,Kitchen Island,Master Bathroom,Microwave Oven,Newer Paint,Pool Community,Patio,Remodeled,Smoke Alarm,Smoke Free,Sprinkler,Stove/Range/Oven,Tile Floor,Updated,Vaulted Ceiling,Wet Bar,Window Coverings,Wood Floors

Public Remarks: Amazing home in amenity rich Stonegate Village. To say it looks like a model home doesn't do it justice. Everything has been done in this turn key home. This is the popular Falcon built Victoria model but with a full 1,300 sqft walkout basement. Not the 686 sqft basements most of the Victoria models have. Over \$20,000 in hardwoods just added to the already extensive hardwoods. Freshly painted inside and out, granite slab kitchen with island, formal living and dining rooms and a brand new composition shingle roof. In addition to all of this it is located on a cul-de-sac street, has a large backyard and play area plus a lower patio. Of course you have access to the two Stonegate pool areas, extensive walking and biking paths, open spaces, pocket parks and top ranked Pine Grove Elementary School.

Broker Remarks: If you have buyers looking for the best this is it. CTM Please.



Location Information

County:	Douglas	N/S Dir/Num:	Out Of Metro	Map/Section:	
PIN:	660617317011	E/W Dir/Num:	Out Of Metro	Faces:	East
Area:	DEP Doug/elbe/parker	Unincorporated:	Yes	Zoned:	PDU
Sub Area:	Stonegate			Taxes:	\$3,867
Directions:	Stonegate parkway from Jordan. Left on Crestrock Circle the right onto Singleleaf Court. Property on right.				

Utilities

Heat:	Gas, Forced Air	Avg Utilities:	
Water:	Public	Sewer:	Public

Community Information

HOA Name:	svmd.ORG	School District:	Douglas RE-1
HOA Phone:		Elementary:	Pine Grove
HOA Quoted:	\$464, Annual	Junior High:	Sierra
Multiple HOAs:	No	Senior High:	Chaparral
HOA Includes:	Clubhouse,Community Pool,Snow Removal,Tennis Courts,Trash Removal,Grounds Maintenance		

Contract Information

Terms:	Conventional,FHA,VA,Cash		
Addl Terms:		Buy Agent:	2.80
Min Earnest:	\$5,000	Trans Br:	2.80
Earnest Ck To:	RE/MAX Alliance	Buy Br Pd By:	
Possession:	Negotiable	Var Comm:	No
Loan Bal 1:		Curr List Date:	09/12/13
Previous Price:		Orig List Date:	09/12/13
Orig List Price:	\$448,000	Current DOM:	1
Exclusive:	Exclusive Right	Total DOM:	1
Exclusions:	Washer, dryer,TV in family room, refrigerators in the kitchen and garage.		
Legal:	LOT 11 BLOCK 2 STONEGATE 15F .195 AM/L		

Broker Information

Name:	STEVEN BEAM	Listing Office:	RE/MAX ALLIANCE
Agent Ph:	303-941-4663	Office ID:	REM03
Office Ph:	303-841-0922	Email:	steven@stevenbeam.com
Fax:	303-841-6567	Website:	http://www.stevenbeam.com
Showing Ph:	303-573-7469		

Sold Information

Sold Price:		Seller Type:	Individual	Loan Amount:	
Contract Date:		Concession Amt:		Interest Rate:	%
Sold Date:		Concession Type:			
Sold Term:		Seller DP Assist:			
Selling Off ID:		Selling Office:			
Selling Br ID:		Selling Broker:			

