



Elementary: Nederland
Middle/Jr.: Nederland
High School: Nederland
School District:BLDR VALLEY DIST RE2

Lot Size: **Approx Acreage:** 25
Elec: United **Water:** Well
Gas: Gas **Taxes/Yr:** \$4,433/2008
PIN: **Zoning:** Forestry
Waterfront: No **Water Meter Inst:** Yes
Water Rights: No **Well Permit #:** 170778
HOA: No

Bedrooms:	4	Baths:	4	Rough Ins:	0	
Baths	Bsmt	Lwr	Main	Upr	Addl	Total
Full	0	1	1	2	0	4
3/4	0	0	0	0	0	0
1/2	0	0	0	0	0	0

All Bedrooms Conform: Yes

Rooms	Level	Length	Width	Floor
Master Bd	Upr	15	22	Wood
Bedroom 2	-	-	-	-
Bedroom 3	-	-	-	-
Bedroom 4	-	-	-	-
Bedroom 5	-	-	-	-
Dining room	-	-	-	-
Family room	-	-	-	-
Great room	-	-	-	-
Kitchen	Main	16	14	Wood
Laundry	-	-	-	-
Living room	-	-	-	-
Rec room	-	-	-	-
Study/Office	-	-	-	-

IRE MLS#: 605949 **PRICE:** \$1,250,000
ADDR: 227 County Road 126S, Nederland, 80466
RESIDENTIAL-DETACHED **ACTIVE**
Locale: Nederland **County:** Boulder
Area/SubArea: 6/2 **Map Book:** B - 740 - L
Subdivision: Nederland
Legal: Ptn Niagara Ld & Banner Ld & P Rinceton Ld & Pittsburg Ld 196 56 & Pittsburg No 2 19657 16.0 2 Ac M/L Grand Island 14-1s-73 Id 28196 Comb Here Per Owner 1983 000227 County Rd 126s Ne Derland
DOM:

Total SqFt All Lvl	4438	Basement SqFt:	0
Total Finished SqFt:	4438	Lower Level SqFt:	1834
Finished SqFt w/o Bsmt:	4438	Main Level SqFt:	1694
Upper Level SqFT:	910	Addl Upper Lvl:	0
# Garage Spaces:	2	Garage Type:	Detached
Garage SqFt:	551		
YearBuilt: 1994		SqFt Source: Prior Appraisal	
New Const: No		Est. Comp.:	
Builder:		Model:	
New Const Notes:			

MLS Comments: Find tranquility in this Eco-Chic Luxury Home. Situated on a S facing Hummingbird Meadow with 25 acres & surrounded by Nat'l Forest, it's still only 1 mi. to town, 1/2 mi. to Ice Rink & 10min. to Eldora Skiing. Decks and Views abound w/ Breathtaking Landscaping. True Passive Solar w/ Incredible Daylighting. Designer finishes: imported woods, custom iron, tile & stone work. Gourmet Kitchen. Private Master Retreat, 5pc Ba. Steam Room. Wine Cellar. Guest Master Suite. Office w/ separate entrance.

Driving Directions: West on Boulder Canyon to Nederalnd, at traffic circle continue west 1/4 mile, turn left on Caribou Road, go 1/4 mile, turn right on County Road 126S, house on left at top of meadow about 200 yards.

Property Features
Land Size - 20-35 Acres, **Style** - 3 Story, **Construction** - Wood/Frame, **Roof** - Metal Roof, **Outdoor Features** - Lawn Sprinkler System, Patio, Deck, Oversized Garage, **Location Description** - Wooded Lot, Evergreen Trees, Deciduous Trees, Level Lot, Sloping Lot, Rock Out-Croppings, **Horse Property** - Zoning Appropriate For 4+ Horses, **Fences** - Enclosed Fenced Area, **Views** - Back Range/Snow Capped, Foothills View, **Basement/Foundation** - No Basement, **Heating** - Multi-Zoned Heat, Radiant Heat, **Inclusions** - Window Coverings, Gas Range/Oven, Self-Cleaning Oven, Dishwasher, Refrigerator, Bar Refrigerator, Clothes Washer, Clothes Dryer, **Energy Features** - Southern Exposure, Double Pane Windows, Set Back Thermostat, **Design Features** - Eat-In Kitchen, Cathedral/Vaulted Ceilings, Open Floor Plan, Wood Windows, Stain/Natural Trim, Walk-In Closet, Wet Bar, Washer/Dryer Hookups, Wood Floors, Kitchen Island, **Master Bedroom Bath** - Luxury Features Master Bath, 5 Piece Master Bath, **Fireplace** - Master Bedroom Fireplace, **Utilities** - Electric, Propane, Solar-Passive, **Water/Sewer** - Well, Septic, **Ownership** - Private Owner, **Occupied By** - Vacant Not For Rent, **Possession** - Delivery Of Deed, **Property Disclosures** - Seller's Property Disclosure, **Flood Plain** - Minimal Risk, **Possible Usage** - Single Family, **New Financing** - Cash, Conventional,

LA: Stuart Galvis **Phone:** 303-440-8080 **Email:** StuGalvis@kw.com **Fax:** 303-440-6263
LO: Keller Williams-Front Range **Phone:** 303-440-8080 **TB:** 2.80 **BA:** 2.80 **For Showings:** 303-573-7469
Buyer Excl: No **Contract:** R **Min EM:** \$25,000.00 **EM Recip:** Keller Williams FRP **LS:** N

Prepared By **Stuart Galvis** - 10:49 AM - 7/28/2009
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