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Address: 1240 SOUTH MILWAUKEE STREET
Listing #: 639000

Property Type: RESIDENTIAL
Status: SOLD
Backup/First:

Price: \$992,000
PSF: \$322.24
Fin PSF: \$238.68

Area: DENVER SOUTHEAST
Type: DETACH SINGL FAM
Style: TWO STORY
Faces: WEST

Parcel ID#: 680424215006000
Sub Area: CORY MERRILL, BONNIE BRAE
Architecture: TRADITIONAL
Construction: FRAME/ROCK
Roofing Material: COMPOSITION SHGL
Car Storage: GARAGE, ATTACHED
Car Spaces: 2
School District: DENVER
Elementary: 6125, CORY
Jr High/Middle: 6830, MERRILL
Sr High: 6970, SOUTH

County: DENVER
City: DENVER
Zip: 80210
Year Built: 2003
Builder: WESTFALL BLDG
Model: CUSTOM
Lot Size: 6250
Acres: 0.14
Zoned: R1
Unincorporated:
Taxes: 3,840
Horses:

NS Direction: SOUTH #: 1240
EW Direction: EAST #: 3000
Map/Section: 315 - F
HOA Name:
HOA Phone:
Total HOA Fees: 0
Fee Quoted:
Fee Includes:

Multiple HOAs:

	TOTAL	UPPER	MAIN	LOWER	BASEMENT
Bedrooms	4	3			1
Baths	4	FF	H		F
! Square Feet	2945	1358	1587		1649
Finished Sq Ft Total:	3976	Total Sq Ft: 4594		Date Measured: 03-APR-2008	
Basement:	FULL	Bsmt Finished: PARTIALLY		%Bsmt Finished: 62	
Master Bedroom:	18X19	UPPER LEVEL	Living Room:	Water:	PUBLIC
Family Room:	17X23	MAIN LEVEL	Dining Room:	16X12	Sewer:
Study/Den:	12X11	MAIN LEVEL	Kitchen:	16X16	PUBLIC
Laundry Loc:	MAIN LEVEL		Heat:	GAS, FORCED AIR	
# Of Fireplaces:	1		Average Utility:	\$	
Fireplace Loc:	FAMILY ROOM		Subfloor:	SLAB	

Description: AIR COND-CENTRAL, COOK TOP, DISHWASHER, EATING SPACE/KIT, FORMAL DINING, FENCE, GREAT ROOM, HIGH SPEED ACCES, MICROWAVE OVEN, MASTER SUITE, NEWER CARPET, REFRIGERATOR, SMOKE ALARM, SELF-CLEANING OV, SMOKE FREE, TILE FLOOR, WINDOW COVERINGS, WOOD FLOORS, WALK-IN CLOSETS, WORK SHOP, WALL/WALL CARPET

! Public Remarks: MASTERFUL CRAFTSMAN STYLE HOME; CHEF'S KITCHEN W DBL OVENS, HUGE CENTER ISLAND, GRANITE COUNTERTOPS, SS APPLS, PANTRY, OPENING TO SPACIOUS GREAT RM W STONE FRPL. GRACIOUS FORMAL DR, LUXURIOUS MASTER SUITE. 4BR + DEN, STAINED OAK WOODWORK THROUGHOUT!

Broker Remarks: SALES PRICE REFLECTS NO BUYER'S AGENT COMMISSION WHICH WOULD HAVE BEEN \$26572

Directions: FROM UNIVERSITY & MISSISSIPPI, EAST ON MISSISSIPPI TO MILWAUKEE. SOUTH 1 & 1/2 BLOCKS TO HOME. FROM COLORADO BLVD & MISSISSIPPI, WEST ON MISSISSIPPI TO MILWAUKEE. SOUTH 1 & 1/2 BLOCKS TO HOME.

Buyers Agency: 2.80
Trans Broker: 2.80
Variable Commission: YES
Listor: JEAN MARIE THOMPSON
Listing Office: COLDWELL BANKER

Prospect Reservation:
Limited Service: NO
Entry Only: NO
Exclusive: EXCLUSIVE RIGHT
Current List Date: 02-APR-2008

Listor Phone: 720-318-8683
Office Phone: 303-758-7611
Showing Phone: 303-758-7611
Fax: 303-377-4733
Email: JMTINCO@AOL.COM

RESIDENTIAL 01

Office ID: CBR01

Original List Date: 02-APR-2008

URL:

Exclusions: DINING ROOM CHANDELIER AND SCNCES, GARAGESHELVING AND CABINETS

Earnest Check To: LAND TITLE

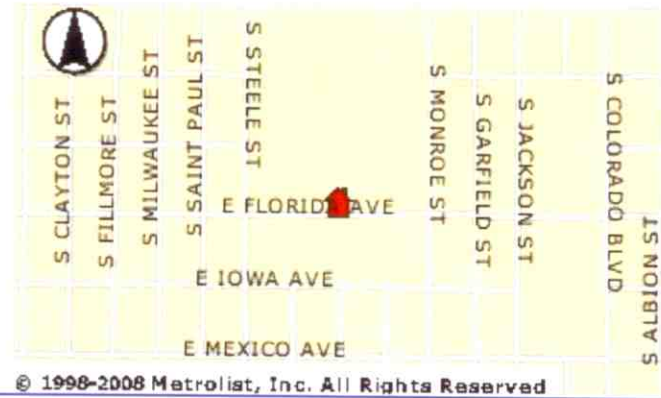
Minimum Earnest: \$40000

Sold Price: \$949,000
Sold Loan Amt: \$849,000
Concession Type: NONE

Sold Interest Rate: 0.00
Sold ID: NMLSP

Sold Terms: CONVENTIONAL
Seller DP Assist: \$0
Concession Amt: \$0

Sold Date: 15-MAY-2008
Current DOM: 12
Total DOM: 12



Address: 3333 EAST FLORIDA #129 AVENUE
Listing #: 612433

Property Type: RESIDENTIAL

Price: \$439,000

Area: DENVER SOUTHEAST
Type: CLUSTER/PATIO
Style: TWO STORY
Faces: EAST

! Status: SOLD
Backup/First: BACKUP

PSF: \$210.36
Fin PSF: \$135.16

NS Direction: SOUTH #:1500
EW Direction: EAST #:3300
Map/Section: 315 - F
HOA Name: BISCAYNE /ACCU
HOA Phone: 303-733-1121
Total HOA Fees: 195

Parcel ID#: 680424115136000
Sub Area: BISCAYNE SUBDIVISION
Architecture:
Construction: FRAME/BRICK
Roofing Material: COMPOSITION SHGL
Car Storage: GARAGE, ATTACHED
Car Spaces: 2

County: DENVER
City: DENVER
Zip: 80210
Year Built: 1983
Builder: ARNOLD
Model: SEMI-CUSTOM
Lot Size:

Fee Quoted: MONTHLY **Multiple HOAs:** Sr High: 6970, SOUTH
Fee Includes: EX BLG MT W/O RF, SNOW REMOVAL, TRASH REMOVAL, GROUNDS MAINT

School District: DENVER
Elementary: 6125, CORY
Jr High/Middle: 6830, MERRILL

Acres: 0.00
Zoned: RES
Unincorporated: NO
Taxes: 2,064
Horses:

	TOTAL	UPPER	MAIN	LOWER	BASEMENT
Bedrooms	4	2	1	1	
Baths	3	F	FH		
! Square Feet	2056	638	1418		1418
Finished Sq Ft Total:	3200	Total Sq Ft: 3474		Date Measured: 25-JAN-2008	
Basement:	FULL	Bsmt Finished: FULLY		%Bsmt Finished: 85	
Master Bedroom:	17X12	MAIN LEVEL	Living Room:	17X13	Water:
Family Room:	23X18	LOWER LEVEL	Dining Room:	12X11	Sewer:
Study/Den:			Kitchen:	15X9	
Laundry Loc:			Heat:	GAS, FORCED AIR	
# Of Fireplaces:	2		Average Utility:	\$	
Fireplace Loc:	LIVING ROOM, FAMILY ROOM		Subfloor:		

Description: AIR COND-CENTRAL, COVERED PATIO, FENCE, MASTER BATHROOM, MASTER SUITE, PET FREE, REMODELED, SKYLIGHTS, WOOD FLOORS, WALK-IN CLOSETS

! Public Remarks: REMODELED BEAUTY IN COVETED BISCAYNE* MAIN FLR MASTER* OVER 3200 FINISHED SQ. FT* 100K IN UPGRADES NEW WINDOWS, HARDWOODS, AC, CARPET ING, APPLIANCES, LIGHTING, PLUMBING & 3 NEWLY REMODELED BATHS* SPACIOUS FAMILY RM* SUNRM & MUCH MORE* GREAT STREET APPEAL

Broker Remarks: BEST HOME FOR \$\$ IN BONNIE BRAE* 4 MORE INFO CALL MY ASST JOEL GLASER AT 720-495-0044

Directions: UNIVERSITY TO FLORIDA, EAST ON FLORIDA TO BICAYNE ENTRANCE, NORTH THEN EAST TO PROP

Buyers Agency: 2.80
Trans Broker: 2.80
Variable Commission: YES
Listor: MIKE ALLEY
Listing Office: TEORE, LLC
Office ID: TE001

Prospect Reservation:
Limited Service: NO
Entry Only: NO
Exclusive: EXCLUSIVE RIGHT
Current List Date: 24-JAN-2008
Original List Date: 24-JAN-2008

Listor Phone: 720-690-0855
Office Phone: 303-430-8500
Showing Phone: 303-399-9930
Fax: 303-430-9119
Email: MALLEY@TEORE.COM
URL: WWW.MIKEALLEYHOMES.COM

Exclusions: NONE

Earnest Check To: LAND AMERICA

Minimum Earnest: \$10000

Sold Price: \$432,500

Sold Interest Rate: 0.00

Sold Terms: CONVENTIONAL

Sold Date: 07-APR-2008

Sold Loan Amt: \$

Sold ID: REM50

Seller DP Assist: \$0

Current DOM: 43

Concession Type: NONE

Concession Amt: \$0

Total DOM: 43

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