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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

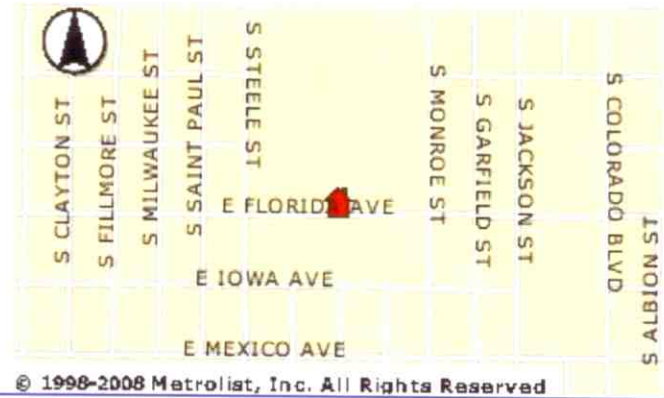
Minimum Earnest: \$40000

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
Parcel ID#: 680424115136000
Sub Area: BISCAYNE SUBDIVISION
Architecture:
Construction: FRAME/BRICK
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

PSF: \$210.36
Fin PSF: \$135.16
County: DENVER
City: DENVER
Zip: 80210
Year Built: 1983
Builder: ARNOLD
Model: SEMI-CUSTOM
Lot Size:
Acres: 0.00
Zoned: RES
Unincorporated: NO
Taxes: 2,064
Horses:

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

	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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Address: 1138 SOUTH FILLMORE STREET
Listing #: 538430

Property Type: RESIDENTIAL
Status: SOLD
Backup/First:

Price: \$775,000
PSF: \$300.20
Fin PSF: \$191.46

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

Parcel ID#: 680424203006000
Sub Area: SOUTH BONNIE BRAE
Architecture:

County: DENVER
City: DENVER
Zip: 80210
Year Built: 1994

NS Direction: SOUTH #: 1138
EW Direction: EAST #: 2800
Map/Section: 315 - F

Construction: FRAME/BRICK
Roofing Material: COMPOSITION SHGL
Car Storage: GARAGE, DETACHED

Builder:
Model:

HOA Name:
HOA Phone:
Total HOA Fees: 0
Fee Quoted:
Fee Includes:

Car Spaces: 2
School District: DENVER
Elementary: 6125, CORY
Jr High/Middle: 6830, MERRILL
Sr High: 6970, SOUTH

Lot Size: 6250
Acres: 0.14
Zoned: R1
Unincorporated:
Taxes: 3,200
Horses:

	TOTAL	UPPER	MAIN	LOWER	BASEMENT
Bedrooms	4	3		1	
Baths	4	FF	H	T	
! Square Feet	2465				1478
Finished Sq Ft Total:	3865	Total Sq Ft: 3865		Date Measured:	
Basement:	FULL	Bsmt Finished: FULLY		%Bsmt Finished: 95	
Master Bedroom:	13X17	UPPER LEVEL	Living Room:	13X17	Water: PUBLIC
Family Room:	14X19	MAIN LEVEL	Dining Room:	11X14	Sewer: PUBLIC
Study/Den:	11X12	MAIN LEVEL	Kitchen:	12X20	
Laundry Loc:	MAIN LEVEL		Heat:	GAS, FORCED AIR	
# Of Fireplaces:	1		Average Utility: \$	248	
Fireplace Loc:	FAMILY ROOM		Subfloor:	SLAB	

Description: AIR COND-CENTRAL, BURGLAR ALARM, CABLE AVAILABLE, CEILING FAN, DBL PANE WINDOWS, DOUBLE OVEN, DECK, DRYER, DISPOSAL, DISHWASHER, EATING SPACE/KIT, FORMAL DINING, FENCE, FIVE PIECE BATH, HIGH SPEED ACCES, KITCHEN ISLAND, LANDSCAPED PROF, MICROWAVE OVEN, MASTER SUITE, PARK ADDL OFF ST, PATIO, QUICK POSSESSION, REFRIGERATOR, REMODELED, SMOKE ALARM, SELF-CLEANING OV, SECURITY ENTR, SPRINKLER, STOVE/RANGE/OVEN, SUMP PUMP, TILE FLOOR, UPDATED, VAULTED CEILING, WASHER

! Public Remarks: NEW LOWER PRICE! CUSTOM HOME NOT CUSTOM PRCE REFIN HW FLOORS* SLAB GRANITE KITCHEN & BATH SLATE TILE* FINISHED BSMT W/STEAM SHOWER* WINE ROOM* WORKOUT ROOM* X STORAGE* MSTR SUITE W/5-PIECE* TRAYED CEILING* MF STUDY W/CUST WOOD & BUILTINS* LG DECK* TREES* PRIVACY*

Broker Remarks: SUBSTANTIAL PRICE REDUCTION! SHOW & SELL!!

Directions: FROM UNIVERSITY, EAST ON MISSISSIPPI TO FILLMORE, SOUTH ON FILLMORE TO HOME.

Buyers Agency: 2.80

Prospect Reservation:

Listor Phone: 303-550-1339

Trans Broker: 2.80

Limited Service: NO

Office Phone: 303-773-3399

Variable Commission: NO

Entry Only: NO

Showing Phone: 303-773-3399

Listor: JEFF PERRY

Exclusive: EXCLUSIVE RIGHT

Fax: 303-773-1203

Listing Office: THE KENTWOOD COMPANY

Current List Date: 09-JUL-2007

Email: JPERRY@KENTWOODCO.COM

Office ID: MOO34

Original List Date: 09-JUL-2007

URL: WWW.KENTWOODHOMESTOUR.COM

Exclusions: POOL TABLE NEGOTIABLE

Earnest Check To: THE KENTWOOD COMPANY

Minimum Earnest: \$10,000

Sold Price: \$740,000

Sold Interest Rate: 0.00

Sold Terms: CONVENTIONAL

Sold Date: 30-OCT-2007

Sold Loan Amt: \$592,000

Sold ID: MOO34

Seller DP Assist: \$0

Current DOM: 81

Concession Type: NONE

Concession Amt: \$0

Total DOM: 81



Address:1600 SOUTH ADAMS STREET
Listing #:623454

Area:DENVER SOUTHEAST
Type:DETACH SINGL FAM
Style:TWO STORY
Faces:WEST
NS Direction:SOUTH #:1600
EW Direction:EAST #:3300
Map/Section:315 - F
HOA Name:
HOA Phone:
Total HOA Fees:0
Fee Quoted:
Fee Includes:

Property Type:RESIDENTIAL
Status:**SOLD**
Backup/First:BACKUP
Parcel ID#:680424406001000
Sub Area:CORY MERRILL, BONNIE BRAE
Architecture:TRADITIONAL
Construction:STUCCO/BRICK
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

Price:\$925,000
PSF:\$283.66
Fin PSF:\$194.94
County:DENVER
City:DENVER
Zip:80210
Year Built:2007
Builder:COUPAR DEVELOPME
Model:
Lot Size:6250
Acres:0.14
Zoned:R1
Unincorporated:NO
Taxes:2,042
Horses:

	TOTAL	UPPER	MAIN	LOWER	BASEMENT
Bedrooms	6	4			2
Baths	6	FFFF	H		F
! Square Feet	3067	1479	1588		1578
Finished Sq Ft Total:	4463	Total Sq Ft:4645		Date Measured:15-FEB-2008	
Basement:	FULL	Bsmt Finished:PARTIALLY		%Bsmt Finished:95	
Master Bedroom:	16X18	UPPER LEVEL	Living Room:	17X20	Water: PUBLIC
Family Room:	19X32	BASEMENT	Dining Room:	10X16	Sewer: PUBLIC
Study/Den:	10X16	MAIN LEVEL	Kitchen:	14X24	
Laundry Loc:	UPPER LEVEL		Heat:	GAS, FORCED AIR	
# Of Fireplaces:	1		Average Utility:\$		
Fireplace Loc:	LIVING ROOM		Subfloor:	SLAB	

Description: AIR COND-CENTRAL,AGENT OWNER,BURGLAR ALARM,BALCONY,CABLE AVAILABLE,CEILING FAN,CORNER,NO COVENANTS,COOK TOP,COVERED PATIO,DBL PANE WINDOWS,DOUBLE OVEN,DISPOSAL,DISHWASHER,EATING SPACE/KIT,FORMAL DINING,FENCE, FIREPLACE INSERT,FIVE PIECE BATH,GARAGE DR OPENER,JET ACTION TUB,KITCHEN ISLAND,LANDSCAPED PROF,MASTER BATHROOM,MICROWAVE OVEN,MASTER SUITE,NEW HOME,REFRIGERATOR,SMOKE ALARM,SPRINKLER,TILE FLOOR,WET BAR,WOOD FLOORS,WALK-IN CLOSETS
! Public Remarks:TRADITIONAL OAK FLOORS ON 1ST & 2ND FLRS 8' DOORS ON 1ST FLR-CROWN MOLDING ALL FLOORS STAMPED CONCRETE SIDEWALK & PATIO INSULATED FLOORS, TRAVERTINE MB BATHROOM OPEN FLOOR PLAN, EXCELLENT RATED DPS K-5 FINISHED BSMT, PREWIRED SOUND/ALARM

Broker Remarks:

Directions:I-25 & UNIVERSITY NORTH TO IOWA, EAST ON IOWA TO ADAMS - SE CORNER HOUSE ACROSS OR I-25 TO COLORADO, NORTH TO MEXICO, WEST ON MEXICO TO ADAMS, NORTH ON ADAMS TO IOWA

Buyers Agency: 2.80	Prospect Reservation:	Listor Phone: 303-870-3647
Trans Broker: 2.80	Limited Service: NO	Office Phone: 303-756-2999
Variable Commission: YES	Entry Only: NO	Showing Phone: 303-471-2345
Listor: COUPAR LESTER	Exclusive: EXCLUSIVE RIGHT	Fax: 303-756-5967
Listing Office: PRUDENTIAL COLORADO	Current List Date: 12-MAY-2007	Email: COUPARLESTER@MSN.COM

Office ID:PCO90 **Original List Date:**12-MAY-2007 **URL:**

Exclusions:NONE

Earnest Check To:SECURITY TITLE COMPANY

Minimum Earnest:\$30000

Sold Price:\$870,000

Sold Interest Rate:0.00

Sold Terms:CONVENTIONAL

Sold Date:22-MAY-2008

Sold Loan Amt:\$

Sold ID:0152B

Seller DP Assist:\$0

Current DOM:354

Concession Type:NONE

Concession Amt:\$0

Total DOM:354