

# PROPOSAL To Sell

900 Anaconda Ct  
Castle Rock, CO 80108

4 Bed, 4 Bath  
2,564 sqft, 3-Car attached  
+ 2,227 sqft Walkout Basement

***Price: \$804K***

***Comps: to \$1.2M***

***ROI: 257% /yr (26% to >10K%)***

May 30, 2008

Kenton Johnson ♦ Littleton, CO 80160-0678  
303-770-4022 ♦ ProsperSystems.biz

## ROI Analysis

Category	Factors	Info
<b>Available</b>		7/9/08
<b>Bed x Bath + Others</b> (low-end)		4 x 4
(high-end)		4 x 4 + Study + Office
<b>Parking Spaces</b> (covered)		1- & 2-car garages
<b>Value</b> (comps, low-end)		1,050,000
(high-end)		1,200,000
<b>Purchase</b> (low-end, estimate)	based on	76.6% 804,000
(high-end)		67.0% 804,000
<b>Sq Ft</b> (finished above ground, low-end)		2,564
(high-end)		2,564
<b>Acres</b>		0.51
<b>Price/SqFt</b> (low-end, \$ / SqFt)		314
(high-end, \$ / SqFt)		314
<b>HOA Fees</b> (\$ / SqFt / Yr)		1.13
(low-end, \$ / Mo)		241
(high-end, \$ / Mo)		241
<b>Earnest Money</b>		
(initial, low-end)		15,000
(initial, high-end)		15,000
Down (middle, %, if required)		0.00%
(middle, low-end)		0
(middle, high-end)		0
<b>Down + 1% Closing Costs</b> (final, %) based on a total of	11%	11.00%
(final, low-end)		73,440
(final, high-end)		73,440

- more -

## ROI Analysis

<b>ANALYSIS</b> based on <b>Months Carry</b> (low estimate)	1	
(mid estimate)	6	
(high estimate)	10	
<b>Appreciated Value</b> (low est on low-end) @ % / Yr	5%	1,054,278
(high estimate on high-end)	10%	1,299,197
<b>Sell</b> (low est on low-end)	90%	948,850
(high estimate on high-end)	90%	1,169,278
<hr/>		
<b>Rehab/Upgrade/Other</b> (low estimate)	2%	5,000
(high estimate)	5%	10,000
<b>Carry Cost</b> (low-carry, low-end)*	0.70%	241
(high-end)		241
Carry Cost (mid-carry, low-end)	0.80%	33,604
(high-end)		33,604
Carry Cost (high-carry, low-end)	0.90%	67,530
(high-end)		67,530
<b>Staging</b> (low est on low-end) based on \$ / SqFt	1.00	2,564
(high estimate on high-end)	3.00	7,692
<b>Sales/Closing</b> (low estimate on low-end)	3.0%	28,466
(high estimate on high-end)	9.0%	105,235
<b>Total Costs</b> (low carry, low end)		36,270
(high end)		123,168
Total Costs (mid carry, low end)		69,633
(high end)		156,531
Total Costs (high carry, low end)		103,560
(high end)		190,457
<hr/>		
<b>Profit</b> (on low costs, low end)		108,580
(high end)		242,110
Profit (on mid costs, low end)		75,217
(high end)		208,747
Profit (on high costs, low end)		41,290
(high end)		174,820
<b>ROI</b> (on initial down + costs, low end)		212%
(high end)		175%
ROI (on middle down + costs, low end)		<b>89%</b>
(high end)		<b>122%</b>
ROI (on final down + costs, low end)		22%
(high end)		63%
<b>ROI-Annual</b> (on initial down + costs, low end)	1	> 100000%
(high end)		> 100000%
ROI-Annual (on middle down + costs, low end)	6	<b>257%</b>
(high end)		<b>391%</b>
ROI-Annual (on final down + costs, low end)	10	26%
(high-end)		79%

\*Carry Cost = Mortgage PITI on Purchase after 1 month + HOA for all months



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**Address:**900 ANACONDA COURT  
**Listing #:**623550  
**Area:**DOUGLAS CO WEST  
**Type:**DETACH SINGL FAM  
**Style:**RANCH/ONE-STORY  
**Faces:**NORTHWEST  
**NS Direction:**OUT OF #:0  
 AREA  
**EW Direction:**OUT OF #:0  
 AREA  
**Map/Section:**436 - X  
**HOA Name:**CASTLE PINES VILLAGE  
**HOA Phone:**303-814-1345  
**Total HOA Fees:**238  
**Fee Quoted:**MONTHLY **Multiple HOAs:**NO

**Property Type:**RESIDENTIAL  
**Status:****WITHDRAWN**  
**Parcel ID#:**670717101005  
**Sub Area:**CASTLE PINES VILLAGE  
**Architecture:**CONTEMPORARY  
**Construction:**STUCCO  
**Roofing Material:**METAL  
**Car Storage:**GARAGE,ATTACHED  
**Car Spaces:**3  
**School District:**DOUGLAS  
**Elementary:**7025,BUFFALO RIDGE  
**Jr High/Middle:**7375,ROCKY HEIGHTS  
**Sr High:**7575,ROCK CANYON

**Price:**\$1,050,000  
**PSF:**\$409.52  
**County:**DOUGLAS  
**City:**CASTLE ROCK  
**Zip:**80108  
**Year Built:**2000  
**Builder:**NICHLAS CUSTOM  
**Model:**CUSTOM CONTEMP  
**Lot Size:**22215  
**Acres:**0.51  
**Zoned:**RES  
**Unincorporated:**NO  
**Taxes:**8,584

**Fee Includes:**COMMUNITY POOL,TENNIS COURTS,TRASH REMOVAL,CLUBHSE W/FITNES **Horses:**

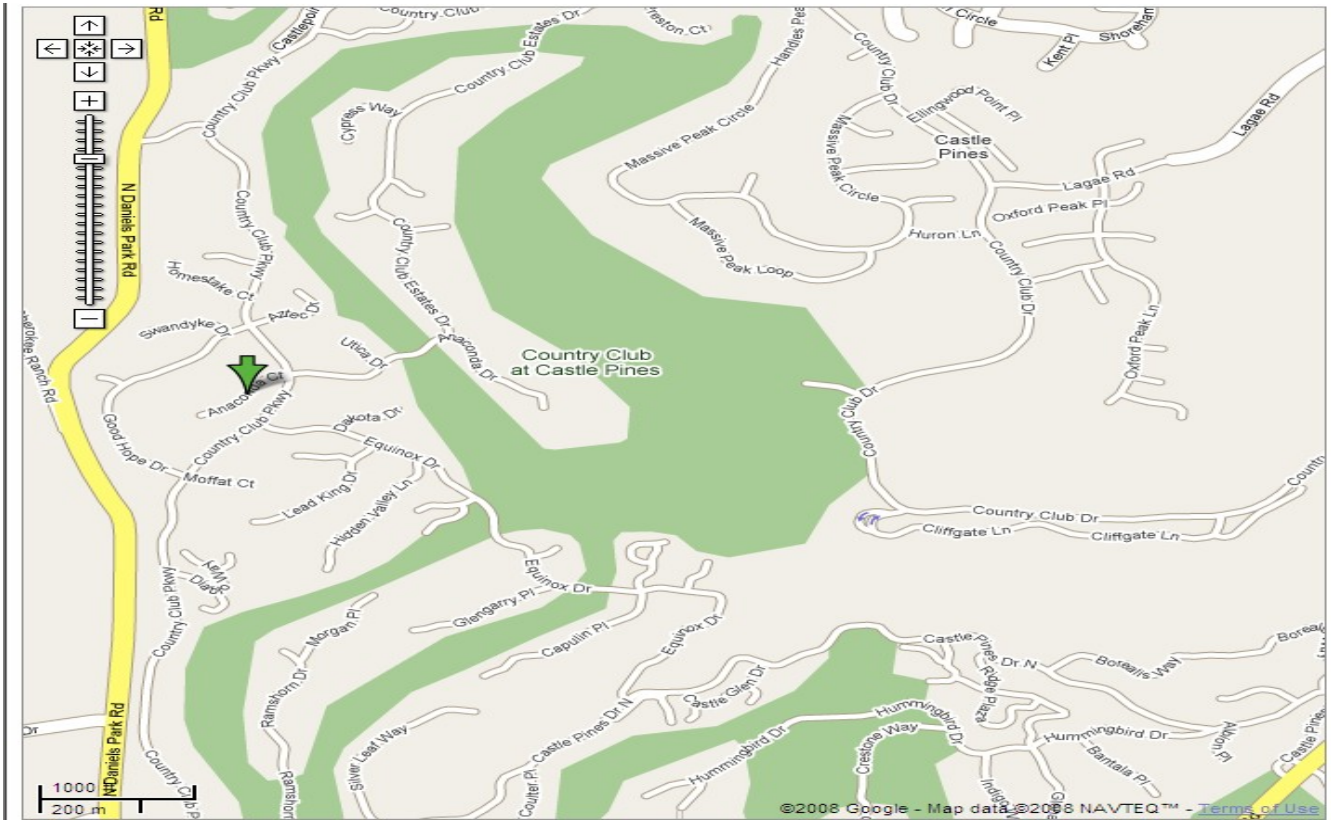
	TOTAL	UPPER	MAIN	LOWER	BASEMENT
Bedrooms	4		1		3
Baths	4		FH		TT
! Square Feet	2564		2564		2227
Finished Sq Ft Total:4414		Total Sq Ft:4791		Date Measured:12-OCT-2007	
Basement:PARTIAL,WALK-OUT		Bsmt Finished:PARTIALLY		%Bsmt Finished:83	
Master Bedroom:	17X16	MAIN LEVEL	Living Room:	19X19	Water: COMMUNITY
Family Room:	32X18	BASEMENT	Dining Room:	16X13	Sewer: COMMUNITY
Study/Den:	14X12	MAIN LEVEL	Kitchen:	20X15	
Laundry Loc:	MAIN LEVEL		Heat:	GAS,FORCED AIR	
# Of Fireplaces: 3			Average Utility:\$	196	
Fireplace Loc:	FAMILY ROOM,MASTER BEDROOM		Subfloor:	SLAB	

**Description:** AIR COND-CENTRAL,BURGLAR ALARM,BALCONY,BACKS TO OPEN SP,CABLE INSTALLED,COOK TOP,COVERED PATIO,CUL-DE-SAC,CENTRAL VACUUM,DOUBLE OVEN,DECK,DISPOSAL,DISHWASHER,EATING SPACE/KIT,FORMAL DINING,FIVE PIECE BATH,GOLF COMMUNITY, 3-Car attached DR OPENER,GREAT ROOM,JACK & JILL BATH,KITCHEN ISLAND,LANDSCAPED PROF,MASTER BATHROOM,MICROWAVE OVEN,MASTER SUITE,POOL COMMUNITY,REFRIGERATOR,SMOKE ALARM,SPRINKLER,VAULTED CEILING,WET BAR,WOOD FLOORS,WALK-IN CLOSETS  
**!Public Remarks:**AMAZING CONTEMPORARY ON A CUL-DE-SAC, UNDER TALL PINES\*QUIET SECLUSION W/ BREATHTAKING MTN VIEWS\*NEWLY RE-FINISHED HARDWOOD FLRS\*KITCHEN W/ GRANITE,DACOR & SUB-ZERO\*WALKOUT TO TREX DECK\*MAIN FLR MASTER\*METICULOUSLY MAINTAINED\*  
**Broker Remarks:**DON'T MISS BONUS ROOM BEHIND GARAGE\* LIFETIME METAL ROOF\*  
**Directions:**I-25 SOUTH, EXIT HAPPY CANYON RD., GO WEST, TURN NORTH (RIGHT) INTO GATE 3 COUNTRY CLUB PKWY, NORTH TO ANACONDA LEFT

**Buyers Agency:**2.80 **Prospect Reservation:** **Listor Phone:**303-912-2242  
**Trans Broker:**2.80 **Limited Service:**NO **Office Phone:**303-893-3200  
**Variable Commission:**YES **Entry Only:**NO **Showing Phone:**303-893-3200  
**Listor:**THE TAYLOR TEAM **Exclusive:**EXCLUSIVE RIGHT **Fax:**303-379-7401  
**Listing Office:**[FULLER TOWNE AND COUNTRY](#) **Current List Date:**05-OCT-2007 **Email:**[DTAYLOR@FULLERPROPERTIES.COM](mailto:DTAYLOR@FULLERPROPERTIES.COM)  
**Office ID:**09697 **URL:**[WWW.PINES-PROPERTIES.COM](http://WWW.PINES-PROPERTIES.COM)  
**Exclusions:**FREEZER IN STORAGE AREA, JEEP ROOF HOIST IN GARAGE  
**Earnest Check To:**FULLER TOWNE & COUNTRY PROPERTIES **Minimum Earnest:**\$25000



# MAP - Google



# Birds eye 45deg view to the East - Zillow



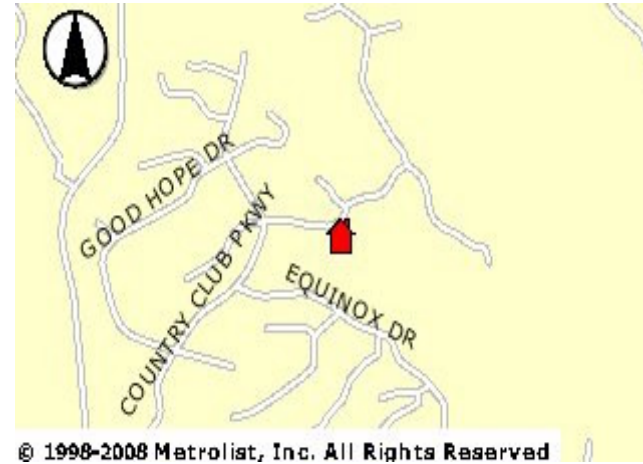
## COMPS: < 6 mo – to 4 Bed, to 4 Bath, SQFT sqft – to \$1.2M

Del #	Price ▼	Beds	Baths	SqFt	Car	Address	City	Sub Area	Pic	Pan	Int	List#	Status	Area
<input type="checkbox"/>	1 1,049,000	3	3	2356	G,A - 3	<a href="#">921 ANACONDA DR</a>	CASTLE ROCK	<a href="#">CASTLE PINES VILLAGE</a>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	597277	S	DCW
Curr/Total DOM:90/90 Loan:\$		Sold Terms:CV Int. Rate:0.00		Sold Date:14-APR-2008 Concession Type:NONE		Sold Price:\$1,000,000		Seller DP Assist:\$0 Concession Amt:\$0						
<input type="checkbox"/>	2 782,400	4	4	2672	G,A,T - 4	<a href="#">5090 HIDDEN POND PL</a>	CASTLE ROCK	<a href="#">CASTLE PINES VILLAGE</a>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	608690	S	DCW
Curr/Total DOM:10/10 Loan:\$		Sold Terms:CV Int. Rate:		Sold Date:11-JAN-2008 Concession Type:NONE		Sold Price:\$1,109,666		Seller DP Assist:\$0 Concession Amt:\$0						
<input type="checkbox"/>	3 1,200,000	4	4	2638	G,A - 3	<a href="#">212 EQUINOX DR</a>	CASTLE ROCK	<a href="#">CASTLE PINES VILLAGE FILING 8</a>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	645011	S	DCW
Curr/Total DOM:370/968 Loan:\$1,088,000		Sold Terms:O Int. Rate:6.75		Sold Date:19-MAY-2008 Concession Type:NONE		Sold Price:\$1,206,000		Seller DP Assist:\$0 Concession Amt:\$						

## ACTIVE: 4 beds, 4 baths, to 2575 sqft – to \$970K

Del #	Price ▼	Beds	Baths	SqFt	Car	Address	City	Sub Area	Pic	Pan	Int	List#	Status	Area
<input type="checkbox"/>	1 749,900	4	4	2544	G,A,O - 2	<a href="#">5052 VERMILLION LN</a>	CASTLE ROCK	<a href="#">CASTLE PINES VILLAGE</a>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	611517	A	DCW
<input type="checkbox"/>	2 799,000	4	4	2530	G,A - 3	<a href="#">261 LEAD QUEEN DR</a>	CASTLE ROCK	<a href="#">CASTLE PINES VILLAGE FILING 8G</a>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	623131	A	DCW
<input type="checkbox"/>	3 900,000	4	4	2566	G,A - 3	<a href="#">5046 MCCLURE LN</a>	CASTLE ROCK	<a href="#">CASTLE PINES VILLAGE FILING 3</a>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	650215	A	DCW
<input type="checkbox"/>	4 969,800	4	4	2508	G,A - 3	<a href="#">5105 TEN MILE PL</a>	CASTLE ROCK	<a href="#">CASTLE PINES VILLAGE</a>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	642825	A	DCW

**COMPS: < 6 mo – to 4 Bed, to 4 Bath, SQFT sqft – to \$1.2M**



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**Address:**921 ANACONDA DRIVE  
**Listing #:**597277

**Property Type:**RESIDENTIAL  
**Status:****SOLD**  
**Backup/First:**

**Price:**\$1,049,000  
**PSF:**\$424.45  
**Fin PSF:**\$253.61

**Area:**DOUGLAS CO WEST  
**Type:**DETACH SINGL FAM  
**Style:**RANCH/ONE-STORY  
**Faces:**

**Parcel ID#:**670708404032  
**Sub Area:**CASTLE PINES VILLAGE  
**Architecture:**TRADITIONAL  
**Construction:**FRAME/ROCK  
**Roofing Material:**CONCRETE TILE

**County:**DOUGLAS  
**City:**CASTLE ROCK  
**Zip:**80108  
**Year Built:**1999  
**Builder:**

**NS Direction:**OUT OF # :0  
**AREA**

**Car Storage:**GARAGE, ATTACHED

**Model:**

**EW Direction:**OUT OF # :0  
**AREA**

**Car Spaces:**3  
**School District:**DOUGLAS  
**Elementary:**7025, BUFFALO RIDGE  
**Jr High/Middle:**7375, ROCKY HEIGHTS  
**Sr High:**7575, ROCK CANYON

**Lot Size:**  
**Acres:**0.61  
**Zoned:**PD  
**Unincorporated:**YES  
**Taxes:**8,729

**Map/Section:**436 - X  
**HOA Name:**CASTLE PINES VILLAGE  
**HOA Phone:**303-814-1345  
**Total HOA Fees:**238  
**Fee Quoted:**MONTHLY **Multiple HOAs:**NO

**Fee Includes:**CLUBHOUSE, COMMUNITY POOL, TENNIS COURTS, TRASH REMOVAL

**Horses:**

	TOTAL	UPPER	MAIN	LOWER	BASEMENT
Bedrooms	3		1		2
Baths	3		FH		F
! Square Feet	2356		2356		1808
Finished Sq Ft Total:	3943	Total Sq Ft:4164		Date Measured:04-DEC-2007	
Basement:	FULL, WALK-OUT	Bsmt Finished:FULLY		%Bsmt Finished:85	
Master Bedroom:	MAIN LEVEL	Living Room:		Water:	COMMUNITY
Family Room:	BASEMENT	Dining Room:		Sewer:	COMMUNITY
Study/Den:		Kitchen:			
Laundry Loc:		Heat:		GAS, FORCED AIR	
# Of Fireplaces: 3		Average Utility:\$			
Fireplace Loc:		Subfloor:		SLAB	

**Description:** AIR COND-CENTRAL, BURGLAR ALARM, CEILING FAN, COOK TOP, COVERED PATIO, DISPOSAL, DISHWASHER, EATING SPACE/KIT, FORMAL DINING, FIREPLACE INSERT, GOLF COMMUNITY, GARAGE DR OPENER, GAS LOGS, GREAT ROOM, JET ACTION TUB, JACK & JILL BATH, KITCHEN ISLAND, LANDSCAPED PROF, MASTER BATHROOM, MICROWAVE OVEN, MASTER SUITE, PET FREE, REFRIGERATOR, SMOKE ALARM, SELF-CLEANING OV, SATELLITE ANT, SMOKE FREE, SPRINKLER, TILE FLOOR, VIEW MOUNTAINS, WET BAR, WINDOW COVERINGS, WALK-IN CLOSETS  
**! Public Remarks:** PANORAMIC MOUNTAIN VIEWS FROM THIS RANCH WALKOUT. FLAGSTONE AND WOOD ENTRY; GOURMET KITCHEN W/ SLAB GRANITE, CHERRY CABINETS, WINE COLLER. OPEN, AIRY, SERENE SETTING WITH LOVELY OUTDOOR LIVING SPACE ON A HEAVILY TREED LOT.

**Broker Remarks:**

**Directions:**I-25 SOUTH TO HAPPY CANYON ROAD, WEST 2 MILES TO SALES OFFICE ON LEFT, ACROSS FROM FIRE STATION

**Buyers Agency:**2.80  
**Trans Broker:**2.80  
**Variable Commission:**YES

**Prospect Reservation:**  
**Limited Service:**NO  
**Entry Only:**NO

**Listor Phone:**303-688-6100  
**Office Phone:**303-688-6100  
**Showing Phone:**303-688-6100



# COMPS: < 6 mo – to 4 Bed, to 4 Bath, SQFT sqft – to \$1.2M

**Listor:**SALES TEAM      **Exclusive:**EXCLUSIVE RIGHT      **Fax:**303-688-9082  
**Listing Office:**CASTLE PINES VILLAGE REALTY      **Current List Date:**30-NOV-2007      **Email:**SALESTEAM@CASTLEPINES.COM  
**Office ID:**0065G      **Original List Date:**30-NOV-2007      **URL:**CASTLEPINES.COM

**Exclusions:**W/D, POOL TBLE, ELEC LIFT/GRGE, BEAR SCULPTIN WATER FEATURE, CHANDELIER IN BRKFST NK  
**Earnest Check To:**NORTH AMERICAN TITLE      **Minimum Earnest:**\$30000

**Sold Price:**\$1,000,000      **Sold Interest Rate:**0.00      **Sold Terms:**CONVENTIONAL      **Sold Date:**14-APR-2008  
**Sold Loan Amt:**\$      **Sold ID:**MOO34      **Seller DP Assist:**\$0      **Current DOM:**90  
**Concession Type:**NONE      **Concession Amt:**\$0      **Total DOM:**90

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**Photo  
Unavailable  
At This Time**



**Address:**5090 HIDDEN POND PLACE  
**Listing #:**608690

**Property Type:**RESIDENTIAL  
**Status:****SOLD**  
**Backup/First:**

**Price:**\$782,400  
**PSF:**\$415.29  
**Fin PSF:**\$235.30

**Area:**DOUGLAS CO WEST

**Type:**CLUSTER/PATIO

**Style:**TWO STORY

**Faces:**

**NS Direction:**OUT OF AREA #:0

**EW Direction:**OUT OF AREA #:0

**Map/Section:**467 - E

**HOA Name:**CASTLE PINES VILLAGE

**HOA Phone:**303-814-1345

**Total HOA Fees:**350

**Fee Quoted:**MONTHLY      **Multiple HOAs:**YES

**Fee Includes:**COMMUNITY POOL,TENNIS COURTS,TRASH REMOVAL,GROUNDS MAINT,CLUBHSE W/FITNES

**Parcel ID#:**670722305035

**Sub Area:**CASTLE PINES VILLAGE

**Architecture:**CONTEMPORARY

**Construction:**STUCCO

**Roofing Material:**CONCRETE TILE

**Car Storage:**GARAGE,ATTACHED,TANDEM

**Car Spaces:**4

**School District:**DOUGLAS

**Elementary:**7025,BUFFALO RIDGE

**Jr High/Middle:**7375,ROCKY HEIGHTS

**Sr High:**7575,ROCK CANYON

**County:**DOUGLAS

**City:**CASTLE ROCK

**Zip:**80108

**Year Built:**2007

**Builder:**JOYCE HOMES

**Model:**PLAN 4

**Lot Size:**

**Acres:**

**Zoned:**PD

**Unincorporated:**YES

**Taxes:**0

**Horses:**

	TOTAL	UPPER	MAIN	LOWER	BASEMENT
Bedrooms	4	2	1		1
Baths	4	F	FH		F
! Square Feet	2672	625	2047		2044
Finished Sq Ft Total:4716		Total Sq Ft:4716			
Basement:FULL,WALK-OUT		Bsmt Finished:FULLY		Date Measured:	
				%Bsmt Finished:100	
Master Bedroom:	MAIN LEVEL		Living Room:	Water:	COMMUNITY
Family Room:	BASEMENT		Dining Room:	Sewer:	COMMUNITY
Study/Den:	MAIN LEVEL		Kitchen:		
Laundry Loc: MAIN LEVEL			Heat:	GAS,FORCED AIR	
# Of Fireplaces: 2			Average Utility:\$		
Fireplace Loc:			Subfloor:	STRUCTURE OTHER	

**Description:**

**! Public Remarks:**NEW CONSTRUCTION IN JOYCE HOMES. UPGRADES GALORE!!

**Broker Remarks:**

**Directions:**I-25 SOUTH TO HAPPY CANYON ROAD



# COMPS: < 6 mo – to 4 Bed, to 4 Bath, SQFT sqft – to \$1.2M

<b>Buyers Agency:</b> 2.80 <b>Trans Broker:</b> 2.80 <b>Variable Commission:</b> YES <b>Listor:</b> SALES TEAM <b>Listing Office:</b> <u>CASTLE PINES VILLAGE REALTY</u> <b>Office ID:</b> 0065G	<b>Prospect Reservation:</b> <b>Limited Service:</b> NO <b>Entry Only:</b> NO <b>Exclusive:</b> EXCLUSIVE RIGHT <b>Current List Date:</b> 01-AUG-2006 <b>Original List Date:</b> 01-AUG-2006	<b>Listor Phone:</b> 303-688-6100 <b>Office Phone:</b> 303-688-6100 <b>Showing Phone:</b> 303-688-6100 <b>Fax:</b> 303-688-9082 <b>Email:</b> <u>SALESTEAM@CASTLEPINES.COM</u> <b>URL:</b> CASTLEPINES.COM
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**Exclusions:**N/A  
**Earnest Check To:**JOYCE HOMES  
**Minimum Earnest:**\$20000

<b>Sold Price:</b> \$1,109,666	<b>Sold Interest Rate:</b>	<b>Sold Terms:</b> CONVENTIONAL	<b>Sold Date:</b> 11-JAN-2008
<b>Sold Loan Amt:</b> \$	<b>Sold ID:</b> 0065G	<b>Seller DP Assist:</b> \$0	<b>Current DOM:</b> 10
<b>Concession Type:</b> NONE		<b>Concession Amt:</b> \$0	<b>Total DOM:</b> 10

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<b>Address:</b> 212 EQUINOX DRIVE <b>Listing #:</b> 645011	<b>Property Type:</b> RESIDENTIAL <b>Status:</b> <span style="color: red;">!</span> <b>SOLD</b> <b>Backup/First:</b>	<b>Price:</b> <u>\$1,200,000</u> <b>PSF:</b> \$457.16 <b>Fin PSF:</b> \$261.27
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<b>Area:</b> DOUGLAS CO WEST <b>Type:</b> DETACH SINGL FAM <b>Style:</b> RANCH/ONE-STORY <b>Faces:</b> WEST <b>NS Direction:</b> SOUTH #:0 <b>EW Direction:</b> WEST #:0 <b>Map/Section:</b> 436 - X <b>HOA Name:</b> CASTLE PINES <b>HOA Phone:</b> <b>Total HOA Fees:</b> 238 <b>Fee Quoted:</b> MONTHLY <b>Multiple HOAs:</b> NO	<b>Parcel ID#:</b> <u>670717114014</u> <b>Sub Area:</b> CASTLE PINES VILLAGE FILING 8 <b>Architecture:</b> TRADITIONAL <b>Construction:</b> STUCCO <b>Roofing Material:</b> CONCRETE TILE <b>Car Storage:</b> GARAGE, ATTACHED <b>Car Spaces:</b> 3 <b>School District:</b> DOUGLAS <b>Elementary:</b> <u>7025, BUFFALO RIDGE</u> <b>Jr High/Middle:</b> <u>7375, ROCKY HEIGHTS</u> <b>Sr High:</b> <u>7575, ROCK CANYON</u>	<b>County:</b> DOUGLAS <b>City:</b> CASTLE ROCK <b>Zip:</b> 80108 <b>Year Built:</b> 1997 <b>Builder:</b> CARLLYLE <b>Model:</b> TOTAL CUSTOM <b>Lot Size:</b> 26876 <b>Acres:</b> 0.62 <b>Zoned:</b> RES <b>Unincorporated:</b> NO <b>Taxes:</b> 10,641
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**Fee Includes:**CLUBHOUSE, COMMUNITY POOL, SNOW REMOVAL, TENNIS COURTS, TRASH REMOVAL  
**Horses:**

	TOTAL	UPPER	MAIN	LOWER	BASEMENT
Bedrooms	4		1		3
Baths	4		FH		FF
<b>! Square Feet</b>	2638				2638
<b>Finished Sq Ft Total:</b> 4616		<b>Total Sq Ft:</b> 5276		<b>Date Measured:</b>	
<b>Basement:</b> FULL, WALK-OUT		<b>Bsmt Finished:</b> FULLY		<b>%Bsmt Finished:</b> 50	
Master Bedroom:	22X20	MAIN LEVEL	<b>Living Room:</b>	16X15	<b>Water:</b> PUBLIC
Family Room:	20X19	MAIN LEVEL	<b>Dining Room:</b>	17X12	<b>Sewer:</b> PUBLIC
Study/Den:		MAIN LEVEL	<b>Kitchen:</b>	31X15	
Laundry Loc:			<b>Heat:</b>	GAS	
# Of Fireplaces: 2			<b>Average Utility:</b> \$		
Fireplace Loc: FAMILY ROOM, MASTER BEDROOM			<b>Subfloor:</b>		

**Description:** AIR COND-CENTRAL, ATTIC FAN, BACKS TO GREEN BT, BALCONY, COOK TOP, CUL-DE-SAC, FORMAL DINING, GREAT ROOM, HIGH SPEED ACCES, MASTER SUITE, NEWER CARPET, ON GOLF COURSE, POOL COMMUNITY, REMODELED, SMOKE FREE, UPDATED, WINDOW COVERINGS, WATER PURIFIER, WATER SOFTENER

# COMPS: < 6 mo – to 4 Bed, to 4 Bath, SQFT sqft – to \$1.2M

**! Public Remarks:** COMPLETELY REDONE WITH THE FINEST FINISHES. NO EXPENSE SPARED! BACKS TO 8TH FAIRWAY WITH INCREDIBLE VIEWS! HEATED FLOORS, STEAM SHOWERS, BUILT INS, WRAP AROUND TREX DECK & PATIO(S), WATER FALL, GRANITE AND MARBLE EVERYWHERE. SELLER FINANCING AVAILABLE

**Broker Remarks:** SELLER FINANCING AVAILABLE - WITH GREAT RATES BACKS TO GOLF AND OPEN WITH INCREDIBLE VIEW

**Directions:** I25 TO HAPPY CANYON TO GUARD GATE ON RT

**Buyers Agency:** 2.80

**Trans Broker:** 2.80

**Variable Commission:** NO

**Listor:** TODD MARKUS

**Listing Office:** [THE KENTWOOD COMPANY](#)

**Office ID:** MOO34

**Prospect Reservation:**

**Limited Service:** NO

**Entry Only:** NO

**Exclusive:** EXCLUSIVE RIGHT

**Current List Date:** 28-APR-2007

**Original List Date:** 07-SEP-2005

**Listor Phone:** 720-200-4949

**Office Phone:** 303-773-3399

**Showing Phone:** 303-773-3399

**Fax:** 303-773-1203

**Email:** [MARKUSTEAM@MSN.COM](mailto:MARKUSTEAM@MSN.COM)

**URL:** [KENTWOODHOMESTOUR.COM](http://KENTWOODHOMESTOUR.COM)

**Exclusions:** WASHER, DRYER, FLAT SCREENS

**Earnest Check To:** THE KENTWOOD COMPANY

**Minimum Earnest:** \$100000

**Sold Price:** \$1,206,000

**Sold Interest Rate:** 6.75

**Sold Terms:** OWNER WILL CARRY

**Sold Date:** 19-MAY-2008

**Sold Loan Amt:** \$1,088,000

**Sold ID:** 00587

**Seller DP Assist:** \$0

**Current DOM:** 370

**Concession Type:** NONE

**Concession Amt:** \$0

**Total DOM:** 968

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**ACTIVE: 4 beds, 4 baths, to 2575 sqft – to \$970K**



**Address:**5052 VERMILLION LANE  
**Listing #:**611517

**Property Type:**RESIDENTIAL  
**Status:**ACTIVE  
**Backup/First:**

**Price:**\$749,900  
**PSF:**\$294.77  
**Fin PSF:**\$171.37

**Area:**DOUGLAS CO WEST  
**Type:**CLUSTER/PATIO  
**Style:**RANCH/ONE-STORY  
**Faces:**

**NS Direction:**OUT OF #:0  
AREA

**EW Direction:**OUT OF #:0  
AREA

**Map/Section:**466 - G

**HOA Name:**CASTLE PINES VILLAGE

**HOA Phone:**303-814-1345

**Total HOA Fees:**350

**Fee Quoted:**MONTHLY **Multiple HOAs:**YES

**Fee Includes:**COMMUNITY POOL,TENNIS COURTS,TRASH REMOVAL,GROUNDS MAINT,CLUBHSE W/FITNES

**Parcel ID#:**[670721310001](#)  
**Sub Area:**CASTLE PINES VILLAGE  
**Architecture:**OTHER  
**Construction:**FRAME/ROCK  
**Roofing Material:**CONCRETE TILE

**Car Storage:**GARAGE,ATTACHED,OVERSIZED

**Car Spaces:**2

**School District:**DOUGLAS

**Elementary:**[7025,BUFFALO RIDGE](#)

**Jr High/Middle:**[7375,ROCKY HEIGHTS](#)

**Sr High:**[7575,ROCK CANYON](#)

**County:**DOUGLAS  
**City:**CASTLE ROCK  
**Zip:**80108  
**Year Built:**2004  
**Builder:**JOYCE HOMES

**Model:**PLAN 3-CUSTOM

**Lot Size:**6969

**Acres:**0.16

**Zoned:**PD

**Unincorporated:**YES

**Taxes:**6,081

**Horses:**

	TOTAL	UPPER	MAIN	LOWER	BASEMENT
Bedrooms	4		2		2
Baths	4		FFH		F
! Square Feet	2544		2544		2531
Finished Sq Ft Total:	4376	Total Sq Ft:5075		Date Measured:14-NOV-2007	
Basement:FULL,WALK-OUT		Bsmt Finished:FULLY		%Bsmt Finished:90	
Master Bedroom:	MAIN LEVEL	Living Room:		Water:	COMMUNITY
Family Room:	BASEMENT	Dining Room:		Sewer:	COMMUNITY
Study/Den:	MAIN LEVEL	Kitchen:			
Laundry Loc:	MAIN LEVEL	Heat:		GAS,FORCED AIR	
# Of Fireplaces: 2		Average Utility:\$			
Fireplace Loc:	LIVING ROOM,FAMILY ROOM	Subfloor:		SLAB	

**Description:** AIR COND-CENTRAL,BURGLAR ALARM,BALCONY,CABLE INSTALLED,COOK TOP,CENTRAL VACUUM,DBL PANE WINDOWS,DOUBLE OVEN,DOG RUN,DRYER,DISPOSAL,DISHWASHER,ELEC AIR FILTER,EATING SPACE/KIT,FORMAL DINING,GOLF COMMUNITY,GARAGE DR OPENER, KITCHEN ISLAND,LANDSCAPED PROF,MASTER SUITE,NEWER CARPET,NEWER PAINT,POOL COMMUNITY,REFRIGERATOR,SMOKE ALARM,SECURITY ENTR,VIEW MOUNTAINS,WASHER,WET BAR,WINDOW COVERINGS,WOOD FLOORS,WALK-IN CLOSETS

**! Public Remarks:**TUSCAN STYLE RANCH PATIO HOME, COURTYARD WITH SNOW MELT SYSTEM TO DRIVEWAY, EXTENDED DECK WIRED FOR SOUND, GOURMET KITCHEN W/ STAINLESS, TUSCAN PLASTER/DETAIL THROUGHOUT PLANTATION SHUTTERS, COFFERED CEILINGS, ROOM FOR STORAGE! MUST SEE TO APPRECIATE!

**Broker Remarks:**ONE OF A KIND IN JOYCE HOMES NEIGHBORHOOD IN CASTLE PINES VILLAGE

**Directions:**I-25 SOUTH TO HAPPY CANYON ROAD, WEST 2 MILES TO SALES OFFICE ON LEFT, ACROSS FROM FIRE STATION

**Buyers Agency:**2.80  
**Trans Broker:**2.80

**Prospect Reservation:**  
**Limited Service:**NO

**Listor Phone:**720-320-8901  
**Office Phone:**303-688-6100

# ACTIVE: 4 beds, 4 baths, to 2575 sqft – to \$970K

<b>Variable Commission:</b> YES <b>Listor:</b> WANDA FORD <b>Listing Office:</b> <a href="#">CASTLE PINES VILLAGE REALTY</a> <b>Office ID:</b> 0065G	<b>Entry Only:</b> NO <b>Exclusive:</b> EXCLUSIVE RIGHT <b>Current List Date:</b> 07-NOV-2007	<b>Showing Phone:</b> 303-688-6100 <b>Fax:</b> 303-688-9082 <b>Email:</b> <a href="mailto:SALESTEAM@CASTLEPINES.COM">SALESTEAM@CASTLEPINES.COM</a> <b>URL:</b> <a href="http://CASTLEPINES.COM">CASTLEPINES.COM</a>
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**Exclusions:** CHANDELIER IN NOOK AREA  
**Earnest Check To:** NORTH AMERICAN TITLE  
**Minimum Earnest:** \$20000

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**Address:** 261 LEAD QUEEN DRIVE  
**Listing #:** 623131

**Property Type:** RESIDENTIAL  
**Status:** ACTIVE  
**Backup/First:**

**Price:** \$799,000  
**PSF:** \$315.81  
**Fin PSF:** \$202.23

**Area:** DOUGLAS CO WEST  
**Type:** DETACH SINGL FAM  
**Style:** RANCH/ONE-STORY  
**Faces:**  
**NS Direction:** OUT OF AREA # : 0  
**EW Direction:** OUT OF AREA # : 0  
**Map/Section:** 436 - X  
**HOA Name:** CASTLE PINES VILLAGE  
**HOA Phone:**  
**Total HOA Fees:** 238  
**Fee Quoted:** MONTHLY  
**Fee Includes:** CLUBHSE W/FITNES

**Parcel ID#:** [670717104097](#)  
**Sub Area:** CASTLE PINES VILLAGE FILING 8G  
**Architecture:** CONTEMPORARY  
**Construction:** STUCCO  
**Roofing Material:** CONCRETE TILE  
**Car Storage:** GARAGE, ATTACHED  
**Car Spaces:** 3  
**School District:** DOUGLAS  
**Elementary:** [7025, BUFFALO RIDGE](#)  
**Jr High/Middle:** [7375, ROCKY HEIGHTS](#)  
**Sr High:** [7575, ROCK CANYON](#)

**County:** DOUGLAS  
**City:** CASTLE ROCK  
**Zip:** 80108  
**Year Built:** 1997  
**Builder:**  
**Model:** GREAT RANCH  
**Lot Size:** 28788  
**Acres:** 0.66  
**Zoned:** RES  
**Unincorporated:**  
**Taxes:** 6,860

	TOTAL	UPPER	MAIN	LOWER	BASEMENT
Bedrooms	4		2		2
Baths	4		FFH		T
! Square Feet	2530		2530		2499
Finished Sq Ft Total:	3951	Total Sq Ft: 5029		Date Measured:	
Basement:	FULL, WALK-OUT	Bsmt Finished: PARTIALLY		%Bsmt Finished: 75	
Master Bedroom:		Living Room:			Water: PUBLIC
Family Room:		Dining Room:			Sewer: PUBLIC
Study/Den:		Kitchen:			
Laundry Loc:	MAIN LEVEL	Heat:			GAS, FORCED AIR
# Of Fireplaces:	2	Average Utility:			\$
Fireplace Loc:	LIVING ROOM, MASTER BEDROOM	Subfloor:			

**Description:** AIR COND-CENTRAL, CEILING FAN, COOK TOP, DBL PANE WINDOWS, DOUBLE OVEN, DRYER, DISPOSAL, DISHWASHER, EATING SPACE/KIT, FORMAL DINING, FIVE PIECE BATH, GOLF COMMUNITY, GARAGE DR OPENER, GAS LOGS, JET ACTION TUB, MASTER BATHROOM, MICROWAVE OVEN, MASTER SUITE, POOL COMMUNITY, QUICK POSSESSION, REFRIGERATOR, SMOKE ALARM, SELF-CLEANING OV, SKYLIGHTS, SPRINKLER, VAULTED CEILING, WASHER, WET BAR, WINDOW COVERINGS, WOOD FLOORS, WALK-IN CLOSETS  
**! Public Remarks:** EXCELLENT LOCATION ON LARGE MATURE LOT. GRANITE KITCHEN WITH LARGE ISLAND, PINE CABINETS, ALL STAINLESS APPLIANCES. PRICED UNDER LAST SALE PRICE IN 2006!!!!  
**Broker Remarks:** SUBJECT TO BANK APPROVAL SHORT SALE



# ACTIVE: 4 beds, 4 baths, to 2575 sqft – to \$970K

**Directions:**I-25 TO HAPPY CANYON ROAD WEST TO GATE 3, TAKE COUNTRY CLUB PARKWAY TO EQUINOX DRIVE TO LEAD KING TURN RIGHT ON LEAD KING TO LEAD QUEEN.

**Buyers Agency:**2.50

**Trans Broker:**2.50

**Variable Commission:**NO

**Listor:**SUZY SWEITZER

**Listing Office:**[RE/MAX ALLIANCE PARKER](#)

**Office ID:**REM03

**Exclusions:**NONE

**Earnest Check To:**REMAX ALLIANCE

**Prospect Reservation:**

**Limited Service:**NO

**Entry Only:**NO

**Exclusive:**EXCLUSIVE RIGHT

**Current List Date:**22-FEB-2008

**Listor Phone:**303-888-6282

**Office Phone:**303-841-0922

**Showing Phone:**303-841-0922

**Fax:**303-841-6567

**Email:**[SOLD@SUZYSWEITZER.COM](mailto:SOLD@SUZYSWEITZER.COM)

**URL:**[WWW.SUZYSWEITZER.COM](http://WWW.SUZYSWEITZER.COM)

**Minimum Earnest:**\$5000

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**Address:**5046 MCCLURE LANE  
**Listing #:**650215

**Property Type:**RESIDENTIAL  
**Status:****ACTIVE**  
**Backup/First:**

**Price:****\$900,000**  
**PSF:**\$350.74  
**Fin PSF:**\$177.80

**Area:**DOUGLAS CO WEST

**Type:**CLUSTER/PATIO

**Style:**RANCH/ONE-STORY

**Faces:**EAST

**NS Direction:**OUT OF #:0  
AREA

**EW Direction:**OUT OF #:0  
AREA

**Map/Section:** -

**HOA Name:**CASTLE PINES VILLAGE

**HOA Phone:**303-814-1345

**Total HOA Fees:**298

**Fee Quoted:**MONTHLY **Multiple HOAs:**YES

**Fee Includes:**COMMUNITY POOL, SNOW REMOVAL, TENNIS COURTS, TRASH REMOVAL, GROUNDS MAINT, CLUBHSE W/FITNES

**Parcel ID#:**[670721414008](#)

**Sub Area:**CASTLE PINES VILLAGE FILING 3

**Architecture:**CONTEMPORARY

**Construction:**STUCCO

**Roofing Material:**CONCRETE TILE

**Car Storage:**GARAGE, ATTACHED

**Car Spaces:**3

**School District:**

**Elementary:**[7025, BUFFALO RIDGE](#)

**Jr High/Middle:**[7375, ROCKY HEIGHTS](#)

**Sr High:**[7575, ROCK CANYON](#)

**County:**DOUGLAS

**City:**CASTLE ROCK

**Zip:**80108

**Year Built:**2006

**Builder:**VISION DEVELOPME

**Model:**RIVERA

**Lot Size:**14810

**Acres:**0.34

**Zoned:**RES

**Unincorporated:**YES

**Taxes:**7,637

**Horses:**

	TOTAL	UPPER	MAIN	LOWER	BASEMENT
Bedrooms	4		1		3
Baths	4		FH		FF
! Square Feet	2566		2566		2496
Finished Sq Ft Total:	5062	Total Sq Ft:5062		Date Measured:01-MAY-2008	
Basement:	FULL, WALK-OUT	Bsmt Finished:FULLY		%Bsmt Finished:100	
Master Bedroom:		MAIN LEVEL	Living Room:	Water:	COMMUNITY
Family Room:		LOWER LEVEL	Dining Room:	Sewer:	COMMUNITY
Study/Den:			Kitchen:		
Laundry Loc:	MAIN LEVEL		Heat:	GAS, FORCED AIR	
# Of Fireplaces:	4		Average Utility:\$		
Fireplace Loc:	LIVING ROOM, MASTER BEDROOM		Subfloor:	SLAB	

**Description:** AIR COND-CENTRAL, BURGLAR ALARM, CABLE AVAILABLE, CEILING FAN, CABLE INSTALLED, COVERED PATIO, DBL PANE WINDOWS, DOUBLE OVEN, DISPOSAL, DISHWASHER, EATING SPACE/KIT, FORMAL DINING, FIX-UP, FIVE PIECE BATH, GAS LOGS, GREAT ROOM, LENDER OWNED, LANDSCAPED PROF, MASTER BATHROOM, MICROWAVE OVEN, MEDIA



# ACTIVE: 4 beds, 4 baths, to 2575 sqft – to \$970K

ROOM, MASTER SUITE, POOL COMMUNITY, PATIO, QUICK POSSESSION, SMOKE ALARM, SELF-CLEANING OV, SECURITY ENTR, TILE FLOOR, VAULTED CEILING, VIEW MOUNTAINS, WET BAR, WOOD FLOORS, WALK-IN CLOSETS  
**! Public Remarks:** EXQUISITE ARCHITECTURAL DETAILS AND LUXURIOUS FINISHES, SOARING CEILINGS AND FLOOR TO CEILING WINDOWS INFUSE THE SPACIOUS INTERIOR WITH NATURAL LIGHT, FRENCH DOORS, SLIDE GLASS WINDOWS OPEN TO BALCONIES W/VIEWS OF MTNS, 4 FIREPLACES, READY FOR MOVE-IN.

**Broker Remarks:** BUYER TO VERIFY ALL INFORMATION SOLD AS-IS

**Directions:** HAPPY CANYON TO GATE ON SOUTH BY THE HOA OFFICE

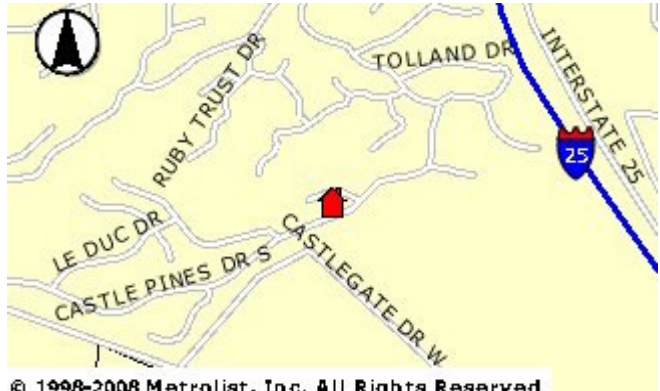
<b>Buyers Agency:</b> 3.00	<b>Prospect Reservation:</b>	<b>Listor Phone:</b> 303-995-7517
<b>Trans Broker:</b> 3.00	<b>Limited Service:</b> NO	<b>Office Phone:</b> 303-438-8080
<b>Variable Commission:</b> NO	<b>Entry Only:</b> NO	<b>Showing Phone:</b> 303-573-7469
<b>Listor:</b> RANDY CHAMBERS	<b>Exclusive:</b> EXCLUSIVE RIGHT	<b>Fax:</b> 303-688-1117
<b>Listing Office:</b> REAL ESTATE OF THE ROCKIES	<b>Current List Date:</b> 01-MAY-2008	<b>Email:</b> COHOMECONNECTION@YAHOO.COM
<b>Office ID:</b> RERHO		<b>URL:</b> WWW.COHOMECONNECTION.COM

**Exclusions:** NONE

**Earnest Check To:** ARONOWITZ & FORD

**Minimum Earnest:** \$10000

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<b>Address:</b> 5105 TEN MILE PLACE	<b>Property Type:</b> RESIDENTIAL	<b>Price:</b> \$969,800
<b>Listing #:</b> 642825	<b>Status:</b> ACTIVE	<b>PSF:</b> \$386.68
	<b>Backup/First:</b>	<b>Fin PSF:</b> \$214.94

<b>Area:</b> DOUGLAS CO WEST	<b>Parcel ID#:</b> 670722304037	<b>County:</b> DOUGLAS
<b>Type:</b> CLUSTER/PATIO	<b>Sub Area:</b> CASTLE PINES VILLAGE	<b>City:</b> CASTLE ROCK
<b>Style:</b> RANCH/ONE-STORY	<b>Architecture:</b> CONTEMPORARY	<b>Zip:</b> 80108
<b>Faces:</b>	<b>Construction:</b> STUCCO	<b>Year Built:</b> 2007
<b>NS Direction:</b> OUT OF #: 0	<b>Roofing Material:</b> CONCRETE TILE	<b>Builder:</b> WYNNE HOMES
<b>EW Direction:</b> OUT OF #: 0	<b>Car Storage:</b> GARAGE, ATTACHED	<b>Model:</b> TERRA
<b>Map/Section:</b> 466 - H	<b>Car Spaces:</b> 3	<b>Lot Size:</b>
<b>HOA Name:</b> CASTLE PINES VILLAGE	<b>School District:</b> DOUGLAS	<b>Acres:</b> 0.14
<b>HOA Phone:</b> 303-814-1345	<b>Elementary:</b> 7025, BUFFALO RIDGE	<b>Zoned:</b> PD
<b>Total HOA Fees:</b> 350	<b>Jr High/Middle:</b> 7375, ROCKY HEIGHTS	<b>Unincorporated:</b> YES
<b>Fee Quoted:</b> MONTHLY	<b>Sr High:</b> 7575, ROCK CANYON	<b>Taxes:</b> 0
<b>Multiple HOAs:</b> YES		<b>Horses:</b>

**Fee Includes:** COMMUNITY POOL, SNOW REMOVAL, TENNIS COURTS, TRASH REMOVAL, GROUNDS MAINT, CLUBHSE W/FITNES

	TOTAL	UPPER	MAIN	LOWER	BASEMENT
Bedrooms	4		1		3
Baths	4		FH		FF
<b>! Square Feet</b>	2508		2508		2104
<b>Finished Sq Ft Total:</b> 4512		<b>Total Sq Ft:</b> 4612		<b>Date Measured:</b>	
<b>Basement:</b> FULL, WALK-OUT		<b>Bsmt Finished:</b> FULLY		<b>%Bsmt Finished:</b> 95	
<b>Master</b>	MAIN LEVEL	<b>Living Room:</b>		<b>Water:</b>	COMMUNITY
<b>Family Room:</b>	MAIN LEVEL	<b>Dining Room:</b>		<b>Sewer:</b>	COMMUNITY
<b>Study/Den:</b>		<b>Kitchen:</b>			
<b>Laundry Loc:</b> MAIN LEVEL		<b>Heat:</b>		GAS, FORCED AIR	
<b># Of Fireplaces:</b> 1		<b>Average Utility:</b> \$			
<b>Fireplace Loc:</b> FAMILY ROOM		<b>Subfloor:</b>			

# ACTIVE: 4 beds, 4 baths, to 2575 sqft – to \$970K

Fireplace Loc: FAMILY ROOM

Subfloor:

**Description:** AIR COND-CENTRAL,BURGLAR ALARM,CABLE INSTALLED,COOK TOP,COVERED PATIO,DBL PANE WINDOWS,DECK,DISPOSAL,DISHWASHER,EATING SPACE/KIT,FORMAL DINING,FIVE PIECE BATH,GOLF COMMUNITY,GAS LOGS,GREAT ROOM,JACK & JILL BATH,KITCHEN ISLAND, LANDSCAPED PROF,MASTER SUITE,NEW HOME,POOL COMMUNITY,SMOKE ALARM,VIEW MOUNTAINS,WET BAR,WOOD FLOORS,WALK-IN CLOSETS

**!Public Remarks:**NEW CONSTRUCTION IN ELEMENT1 BY WYNNE HOMES IN CASTLE PINES VILLAGE. PICK YOUR FINISHES. CONSTRUCTION STARTING APRIL 2007. \$20,600.

**Broker Remarks:**

**Directions:**I-25 SOUTH TO HAPPY CANYON ROAD, WEST 2 MILES TO SALES OFFICE ON LEFT, ACROSS FROM FIRE STATION

**Buyers Agency:**2.80

**Trans Broker:**2.80

**Variable Commission:**YES

**Listor:**L LEE / S REDMOND

**Listing Office:**[CASTLE PINES VILLAGE REALTY](#)

**Office ID:**0065G

**Exclusions:**N/A

**Earnest Check To:**WYNNE HOMES

**Prospect Reservation:**

**Limited Service:**NO

**Entry Only:**NO

**Exclusive:**EXCLUSIVE RIGHT

**Current List Date:**12-APR-2007

**Listor Phone:**303-688-6100

**Office Phone:**303-688-6100

**Showing Phone:**303-688-6100

**Fax:**303-688-9082

**Email:**[SALESTEAM@CASTLEPINES.COM](mailto:SALESTEAM@CASTLEPINES.COM)

**URL:**[CASTLEPINES.COM](http://CASTLEPINES.COM)

**Minimum Earnest:**\$

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