

**20900 E 40th Ave
Denver, CO 80249**

County: **Denver**
Locale: **Green Valley Ranch**



Recent: **08/04/2014 : NEW**

MLS#: **8684109** Status: **Active**
List Date: **08/04/14** List Price: **\$215,000**
Status Conditions: **None Known**
Has HOA: **Yes** Tax ID: **233-14-010**
INV Blackout Ends: Taxes: **\$1,251 (2013)**
Title Company: **HERITAGE TITLE**
Financial Terms: **Cash, Conventional, FHA, VA,**
Earnest \$: **\$1500, HERITAGE TITLE**
Seller Type: **Individual**
Legal Desc: **GREEN VALLEY RANCH FLG #28 B5 L10**

Type: **Detached Single Family** Style: **2 Story**
Architecture: **Contemporary** Builder Name: **OAKWOOD**
Year Built: **2001** Model:
Anticipate Yr Complete: **Gas** Construct Details:
Heat Fuel: **Forced Air**
Heat Type: **None**
Cooling:
Other HVAC:
HVAC Detail:
Construction: **Frame**
Exterior: **Wood Siding**
Roofing: **Concrete Tile**

Total Beds:	3	Upper Sqft:	960	PSF Above Grade:	\$130.62	School District:	Denver 1
Total Baths:	3	Main Sqft:	686	PSF Total:	\$130.62	Elementary:	Green Valley
Full Baths:	2	Lower Sqft:		PSF Finished:	\$130.62	Jr High/Middle:	Martin Luther King
3/4 Baths:	0	Above Grade:	1,646	Bsmt Type:	None	Sr High:	Montbello
Half Baths:	1	Basement Sqft:		Subfloor:		Date Measured:	08/03/2014
1/4 Baths:	0	Total Sqft:	1,646	Bsmt Finished:		Measurement From:	County Records
Rough-in:	No	Finished Sqft:	1,646	% Fully Finished:			
		Other Finished SqFt:		Bsmt Ceiling Height:			
		Other Finished SqFt Description:					

Appliances: **Dishwasher, Disposal, Refrigerator (Kitchen), Stove/Range/Oven**
Flooring: **Carpet, Tile Floor, Wood Floors**
Interior Features: **Cable Available, Double Pane Windows, Master Suite, Storm Windows**
Fireplaces: **1, Location(s): Living Room, Type(s): Gas/Gas Logs**
Exclusions: **WASHER/DRYER/SELLERS PERSONAL EFFECTS.**
Site Type:

Lot Size:	4,865	Walk Score:	18	Water Sources:	Public	Distance To:
Acres:	0.11	Faces:		Sewer:	Public	Bus
Incorporated:		Zoning:	R-2	Rights:		Light Rail
Primary Access:	Paved Road					Other

Horse Property Information
Horse Property: **No** Other Livestock: Horse Property Features:

Parking & Vehicle Information
Total Spaces: **2** Amps Available: Features:

Type	# Spaces	Dimensions	Features
Garage (Attached)	2		

Well Type: Permitted Well Uses:
Issued Permit #'s: Water Tap Fee:

Multiple HOA's: HOA/Mgmt Company 2 HOA/Mgmt Company 3
HOA/Mgmt Name: **GREEN VALLEY RANCH HOA**
Contact #: **303-307-3240**
Website: **HTTP://WWW.GVRHOA.COM**
HOA Type: **Self Managed**
Fee:
HOA Includes: **Grounds Maintenance, Trash Removal**
Covenants:

Partial Owner Type: **Not Applicable** Available Week(s):
Owner Type: **Fee Simple** Remarks:

Public Remarks
3-BEDROOMS PLUS LARGE LOFT FOR MEDIA ROOM/FAMILY ROOM/EXERCISE ROOM OR ?NEW CARPET.NEW HARDWOODS IN LOFT.MASTER SUITE WITH FULL BATH & LARGE OVAL SOAKING TUB.SPACIOUS PATIO IN REAR YARD.CLEAN HOME ON A NICE BLOCK.GOLF COURSE MINUTES AWAY*DIA MINUTES AWAY*PARKS/SCHOOLS/SHOPPING RIGHT AT YOUR FINGERTIPS!CONCRETE TILE ROOF*READY TO MOVE IN NOW!SELLER ALREADY HAS A PLACE TO MOVE SO FAST CLOSING IS POSSIBLE.

Broker Remarks
CALL 303-399-9930 TO SET SHOWING OR GO TO WWW.SHOWCOLO.COM

Directions
GREEN VALLEY RANCH BLVD TO HIMALAYA/HIMALAYA SOUTH TO 40TH.

Listing Agent/Office Name: VERNON R.E. JONES	Buyers Agency: 2.8%
Office Name: Jones Homes L.L.C.	Transaction Broker: 2.8%
Office Phone: 303-750-4186	Variable Comm: No
Email: vernon@joneshomesonline.com	Listing Contract: Exclusive Right
Phone: 303-750-4186	Additional Info: Quick Possession
Mobile: 303-359-8218	Possession: NEGOTIABLE
Agent Fax:	Submitted Prospect: Yes
	Limited Service: No

Office Fax: **720-382-5978**
Co-Listing Agent/Office
Name:
Office Name:
Office Phone:
Email:
Phone:
Mobile:
Showing Phone: **303-399-9930**
Showing Email:
Showing Notes:
No Show Until:

Expiration Date: **02/04/2015**

Broker-Only Report. Not intended for public display.