

**471 S Kalispell Way #302
Aurora, CO 80017**

County: **Arapahoe**
 Locale: **BAYBERRY**
 Community:

MLS#: **6972537** Status: **Under Contract**
 List Date: **09/20/16** List Price: **\$115,000**
 Under Contract Date: **09/23/16** Accepting Offers: **No**
 Status Conditions: **None Known** Original List Price: **\$115,000**
 Approval Conditions: **None Known**
 Has HOA: **Yes** Tax ID: **032343991**
 INV Blackout Ends: Taxes: **\$457 (2015)**
 Title Company: **HERITAGE TITLE**
 Financial Terms: **Cash, Conventional, Exchange, FHA, VA, \$1500, HERITAGE TITLE**
 Earnest \$:
 Seller Type: **Individual**
 Legal Desc: **UNIT 302 BLDG 203 AS PER SUPPLEMENT CONDO DECLARATION REC'D IN B3643 P345 BAYBERRY CONDOS**



Type: **Attached Single Family** Style: **Condominium**
 Architecture: Year Built: **1981**
 Construct Details: Model:
 Time to Completion:
 Builder Name:
 Heat Fuel: **Gas**
 Heat Type: **Forced Air**
 Cooling: **Air Conditioning-Central**
 Other HVAC:
 HVAC Detail:
 Construction: **Frame**
 Exterior: **Brick**
 Roofing: **Composition Shingles**

Floors in Unit: **3** Unit Level:
 # Units in Building: End Unit: **Yes**
 Style Characteristics: **Low Rise (1-3)** Complex Name:

Recent: **09/23/2016 : U CONT : A->U**

Total Beds:	1	Upper Sqft:		PSF Above Grade:	\$153.33
Total Baths:	1	Main Sqft:	750	PSF Total:	\$153.33
Full Baths:	1	Lower Sqft:		PSF Finished:	\$153.33
3/4 Baths:	0	Above Grade:	750	Bsmt Type:	None
Half Baths:	0	Basement Sqft:		Subfloor:	
1/4 Baths:	0	Total Sqft:	750	Bsmt Finished:	
Rough-in:	No	Finished Sqft:	750	% Fully Finished:	
		Other Finished SqFt:		Bsmt Ceiling Height:	
		Other Finished SqFt Desc:			
		Measurement From:	County Records	Date Measured:	09/20/2016

School District: **Adams-Arapahoe 28J** Jr High/Middle: **Mrachek**
 Elementary: **Tollgate** Sr High: **Gateway**
 School of Choice:

Appliances: **Dishwasher, Disposal, Dryer, Refrigerator (Kitchen), Stove/Range/Oven, Washer**
 Flooring: **Laminate, Tile Floor, Vinyl/Linoleum, Wood Floors**
 Interior Features: **Cable Available, Security Entrance**
 Smart Home Features:
 Laundry Availability: **Washer/Dryer Included, W/D Hookups in Unit**
 Fireplaces: **1, Location(s): Living Room, Type(s): Wood**
 Exclusions: **SELLERS PERSONAL EFFECTS**
 Site Type:

	Beds	Baths	Room Type	Dimensions	Level	Description
Upper	0	0	Bathroom (Full)		Main	
Main	1	1	Bedroom		Main	
Lower	0	0	Dining Room		Main	
Bsmt	0	0	Kitchen		Main	
			Laundry		Main	
			Living Room		Main	

Lot Size: Walk Score: **29** Water Sources: **Public**
 Acres: Lot #: Sewer: **Public**
 Incorporated: Land MLS #: Rights:
 Zoning: **PUD** Faces:
 Primary Access: **Paved Road**
 Site Features: **Adjacent to Greenbelt**
 Exterior Features: **Balcony, Elevator Access, Playground Area, Pool, Private, Professional Landscaping, Sprinkler System, Tennis Court, Private**
 Views:
 Distance To: Bus: Light Rail: Other:
 Community Website:
 Community MLS#:

Parking & Vehicle Information
 Total Spaces: **1** Amps Available: Features:

Type	# Spaces	Dimensions	Features
Garage (Attached)	1		

Green Features & Certifications
 Solar PV: Addendum Uploaded: **No**

Multiple HOA's: **No** HOA/Mgmt Company 2 HOA/Mgmt Company 3
 HOA/Mgmt Name: **BAYBERRY CONDOMINIUM ASSOC.**
 Contact #: **303-671-6402**
 Website:
 HOA Type: **Professionally Managed**
 Fee: **\$184 / Monthly**
 HOA Includes: **Community Pool, Exterior Maintenance w/ Roof, Grounds Maintenance, Insurance, Sewer, Snow Removal, Tennis Courts, Trash Removal, Water**
 HOA Transfer Amt: HOA Transfer Based On:
 Covenants:
 Other Restrictions:

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

Available Options:

Current Promotions:

Public Remarks

MULTIPLE OFFERS RECEIVED!NEW FLOORING!NEW WASHER/DRYER!NEAT UNIT IN A GREAT COMPLEX.GENEROUS BEDROOM SIZE.AMPLE KITCHEN SPACE.FORMAL DINING AREA.SWIMMING POOL & TENNIS COURTS!CLOSE TO ALL NEAR CITY CENTER-SHOPS-EATERIES-LIBRARY-MOVIE THEATER.ELEVATOR ACCESS.SECURE ENTRY.NICE VIEWS!FAST POSSESSION!GARAGE SPACE #3 IN PARKING GARAGE.

Broker Remarks

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

Directions

ALAMEDA TO KALISPELL/NORTH ON KALISPELL TO 1ST LEFT AND DRIVE DOWN RD TO BLDG 471

Listing Agent/Office

Name: [Vernon R.E. Jones](#)
 Office Name: [Jones Homes L.L.C.](#)
 Office Phone: **303-750-4186**
 Email: vernon@joneshomesonline.com
 Phone: **303-359-8218**
 Mobile: **303-359-8218**
 Agent Fax:
 Office Fax: **720-382-5978**



Buyers Agency: **2.8%**
 Transaction Broker: **2.8%**
 Variable Comm: **No**
 Listing Contract: **Exclusive Right**
 Additional Info: **Quick Move-In, Quick Possession**
 Possession: **NEGOTIABLE**
 Submitted Prospect: **Yes**
 Limited Service: **No**
 Expiration Date: **01/20/2017**

Co-Listing Agent/Office

Name:
 Office Name:
 Office Phone:
 Email:
 Phone:
 Mobile:

Showing Phone: **303-399-9930**
 Showing Email:
 Showing Notes: **CALL 303-399-9930 TO SET SHOWING ***DO NOT CALL SHOWING TIME*****
 No Show Until:



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