



Courtesy of:
Sonja Nagel
SFR, CRS
NAGEL & ASSOCIATES REALTY, LLC

Phone: 303-949-9433
Office: 303-949-9433
Fax: 303-465-0965
Email: SONJAGN@COMCAST.NET
Website: www.coloradorealestatesvcs.com,
http://www.frontdoor.com/pro/coloradorealestateservice





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Offered at: \$350,000

Property Features

Property Type:	Residential	SqFt:	2,178
Bedrooms:	5	Basement SqFt:	1,240
Bathrooms:	4	Total SqFt:	3,418
Mstr Bed Loc:	Main	Finished SqFt:	3,418
Laundry Loc:	Main	Bsmt Type:	Partial, Garden Level
# of Fireplaces:	1	Bsmt % Finished:	100%
Year Built:	1983	Type:	Detached Single Family
Car Storage:	Garage,Attached	Style:	Ranch/1 Story
Car Spaces:	2	Architecture:	
Lot Size:	10020	Construction:	Frame/Brick
Acres:		Heat:	Gas, Forced Air
Horses:		Water:	Public
		Sewer:	Public
HOA Quoted:	\$35, Annual	Taxes:	\$2,184
HOA Includes:	Management Only		

Description

Air Condition-Central,Backs to Open Space,Ceiling Fan,Cable Installed,Central Vacuum,Double Pane Windows,Deck,Double Oven,Disposal,Dishwasher,Formal Dining,Fence,Garage Door Opener,Great Room,Hot Tub,Landscaped Prof,Master Bathroom,Mother-In-Law Apt,Microwave Oven,Master Suite,Newer Carpet,Newer Paint,Patio,Quick Possession,Refrigerator,Remodeled,Smoke Free,Sun Room,Stove/Range/Oven,View Mountains,Wet Bar,Wood Floors,Walk-In Closets,Wall to Wall Carpet

Remarks

Must see beautiful remodel in Walnut Creek, Close to Stanley Lake, Backs to open space, Great Views, Mature Neighborhood, New Flooring, Updated Kitchen and Baths , New Paint, Hot Tub, Mother In Law Apt or Entertainment Room In basement.



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Address: 10593 VAN GORDON Way **Property Type:** Residential **List:** \$350,000
Listing #: 1045593 **Status:** Active

Status Conditions: Accepting Offers **Seller Type:** Estate
Approval Conditions: N/A **County:** Jefferson
Area: JFN Jeff North **City:** Westminster
Type: Detached Single Family **PIN:** 690208404011
Sub Area: WALNUT CREEK DEVELOPMENT UNIT

Style: Ranch/1 Story **Architecture:**
Faces: Northwest **Construction:** Frame/Brick **Zip:** 80021
NS Direction: North #: 10500 **Roofing Material:** Composition Shingles **Year Built:** 1983
EW Direction: West #: 11000 **Car Storage:** Garage,Attached **Builder:**
Map / Section: 191 J **Car Spaces:** 2 **Model:**
HOA Name: Walnut Creek **School District:** Jefferson R-1 **Lot Size:** 10020
HOA Phone: 303-466-3585 **Elementary:** Lukas **Acres:**
HOA Quoted: \$35, Annual **Junior High:** Wayne Carle **Zoned:** RES
Multiple HOAs: **Senior High:** Standley Lake **Taxes:** \$2,184
Fee Includes: Management Only **Unincorporated:**
Horses:

	TOTAL	UPPER	MAIN	LOWER	BASEMENT
Bedrooms	5		3		2
Bathrooms	4		F		T
Square Feet	2,178		2,178		1,240

Finished Sq Ft Total: 3,418 **Total Sq Ft:** 3,418 **Date Measured:** 10/24/11
Basement: Partial, Garden Level **Bsmt Finished:** Fully **Bsmt % Finished:** 100

Master Bedroom: Main **Living Room:** **Water:** Public
Family Room: Main **Dining Room:** **Sewer:** Public
Study / Den: **Kitchen:** **Heat:** Gas, Forced Air
Laundry Loc: Main **Avg Utilities:** **Subfloor:**

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Listing Office: NAGEL & ASSOCIATES REALTY, LLC



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M1045593-RA





Address: 10593 VAN GORDON Way **Property Type:** Residential **List:** \$350,000
Listing #: 1045593 **Status:** Active **PSF:** \$160.70 **Fin PSF:** \$102.40

Status Conditions: Accepting Offers
Approval Conditions: N/A
Area: JFN Jeff North **PIN:** 690208404011
Type: Detached Single Family **Sub Area:** WALNUT CREEK DEVELOPMENT UNIT
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HOA Includes: Management Only **Seller Type:** Estate
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Zip: 80021
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Model:
Lot Size: 10020
Acres:
Zoned: RES
Taxes: \$2,184
Unincorporated:
Horses:

	TOTAL	UPPER	MAIN	LOWER	BASEMENT
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Square Feet	2,178		2,178		1,240
Finished Sq Ft Total:	3,418		Total Sq Ft: 3,418	Date Measured: 10/24/11	
Basement: Partial, Garden Level			Bsmt Finished: Fully	Bsmt % Finished: 100	
Master Bedroom:	Main		Living Room:	Water: Public	
Family Room:	Main		Dining Room:	Sewer: Public	
Study / Den:			Kitchen:		
Laundry Loc: Main			Heat: Gas, Forced Air		
# of Fireplaces: 1			Avg Utilities:		
Fireplace Loc: Living Room			Subfloor:		

Description: Air Condition-Central,Backs to Open Space,Ceiling Fan,Cable Installed,Central Vacuum,Double Pane Windows,Deck,Double Oven,Disposal,Dishwasher,Formal Dining,Fence,Garage Door Opener,Great Room,Hot Tub,Landscaped Prof,Master Bathroom,Mother-In-Law Apt,Microwave Oven,Master Suite,Newer Carpet,Newer Paint,Patio,Quick Possession,Refrigerator,Remodeled,Smoke Free,Sun Room,Stove/Range/Oven,View Mountains,Wet Bar,Wood Floors,Walk-In Closets,Wall to Wall Carpet

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Broker Remarks: This is a must see bring buyers Fantastic Remodel on this Estate Home

Directions: Take Simms to 107th Ave Go west to Van Gordon Way, go left to property on the right.

Loan Balance: **Terms:** Conventional,FHA,VA,Cash **Additional Terms:**
Buyers Agency: 2.80 **Prospect Reservation:** Yes **Listor Phone:** 303-949-9433
Trans Broker: 2.80 **Limited Service:** No **Office Phone:** 303-949-9433
Variable Commissions: No **Showing Phone:** 303-949-9433
Listor: Sonja Nagel **Exclusive:** Exclusive Agency **Fax:** 303-465-0965
Listing Office: NAGEL & ASSOCIATES REALTY, LLC **Current List Date:** 10/25/11 **Email:** SONJAGN@COMCAST.NET
Office ID: SLICK **Original List date:** 10/25/11 **URL:** www.coloradorealestatesvcs.com, http://www.frontdoor.com/pro/coloradorealestateservice

Legal: WALNUT CREEK DEVELOPMENT UNIT 1 BLK: 006 LOT: 0011
Exclusions: All Sellers Personal Belongings
Earnest Check To: Fidelity National Title **Minimum Earnest:** \$3,000
Possession: At Closing

