



Elementary: Indian Peaks
Middle/Jr.: Sunset Middle
High School: Niwot
School District: St Vrain Dist Re 1j

Lot Size: 27059 **Approx Acres:** 0.62
Elec: City **Water:** Left Hand Water
Gas: Xcel **Taxes:** \$2,109/2010
PIN: 0052541 **Zoning:** SFR
Waterfront: No **Water Meter Inst:** Yes
Water Rights: No **Well Permit #:**
HOA: No

Bedrooms: 5 **Baths:** 2 **Rough Ins:** 0

| Baths | Bsmt | Lwr | Main | Upr | Addl | Total |
|-------|------|-----|------|-----|------|-------|
| Full | 0 | 0 | 1 | 0 | 0 | 1 |
| 3/4 | 0 | 1 | 0 | 0 | 0 | 1 |
| 1/2 | 0 | 0 | 0 | 0 | 0 | 0 |

All Bedrooms Conform: Yes

| Rooms | Level | Length | Width | Floor |
|--------------|-------|--------|-------|--------|
| Master Bd | M | 13 | 11 | Carpet |
| Bedroom 2 | M | 11 | 10 | Carpet |
| Bedroom 3 | M | 11 | 9 | Carpet |
| Bedroom 4 | - | 12 | 11 | Carpet |
| Bedroom 5 | L | 12 | 11 | Carpet |
| Dining room | - | - | - | - |
| Family room | L | 25 | 24 | Carpet |
| Great room | - | - | - | - |
| Kitchen | M | 20 | 8 | Vinyl |
| Laundry | L | 11 | 6 | Vinyl |
| Living room | M | 28 | 13 | Carpet |
| Rec room | - | - | - | - |
| Study/Office | - | - | - | - |

IRE MLS # : 667600 **PRICE:** \$398,000
 9496 SCHLAGEL St, Longmont 80503
RESIDENTIAL-DETACHED **ACTIVE**
Locale: Longmont **County:** Boulder
Area/SubArea: 4/1 **Map Book:** B - 4 - B
Subdivision: Schlagel
Legal: LOT 11 BLK 2 SCHLAGEL
DOM: 7

Total SqFt All Lvl: 2772 **Basement SqFt:**
Total Finished SqFt: 2772 **Lower Level SqFt:** 1359
Finished SqFt w/o Bsmt: 2772 **Main Level SqFt:** 1413
Upper Level SqFt: **Addl Upper Lvl:**
Garage Spaces: 2 **Garage Type:** Attached
Garage SqFt: 600
Built: 1976 **SqFt Source:** Assessor records
New Const: No
Builder: **Model:** Private
New Const Notes:

Listing Comments: All Treats & No Tricks! Bring your RV, boat, antique cars or business because we have the place for you - the 32x32 shop/garage is ready for you & it's even wired with 208 for welding. Simply the best of both worlds - private serene location yet close to town. Over half an acre to enjoy & be yourself. Great family home w/ separate spaces to spread out from the light open main floor living room to the commodious lower level family room & bedrooms. Now you can have the tranquility you desire. **Broker Remarks:** Over night notice preferred. Eat-in kitchen detailed with tile backsplash, pull out cupboard shelves and panty. Enjoy morning coffee and relax on the 14x13ft deck off kitchen. Newer vinyl windows for energy efficiency. Bathrooms with tile all the way up to & on ceiling + window for fresh air. Storage closets abound including linen closets and an ideal closet for all your media from CDs to DVDs.

Driving Directions: From Airport Rd and Nelson Rd, East on Nelson Rd, South on Schlagel St to this serene private setting.

Property Features

Land Size: .5-1 Acre **Style:** Bi-Level **Construction:** Wood/Frame **Roof:** Composition **Roof Type:** Contemporary/Modern **Outdoor Features:** Storage Buildings, Patio, Deck, Oversized Garage **Location Description:** Evergreen Trees, Deciduous Trees, Level Lot, House/Lot Faces W
Horse Property: Horse(s) Allowed **Fences:** Partially Fenced, Dog Run/Kennel **Lot Improvements:** Street Paved
Road Surface At Property Line: Blacktop Road **Basement/Foundation:** No Basement **Heating:** Hot Water, Baseboard Heat, Radiant Heat **Cooling:** Evaporative Cooler, Ceiling Fan **Inclusions:** Electric Range/Oven, Self-Cleaning Oven, Dishwasher, Refrigerator, Microwave, Garage Door Opener, Disposal **Energy Features:** Southern Exposure, Double Pane Windows, Set Back Thermostat **Design Features:** Eat-in Kitchen, Workshop, Pantry, Washer/Dryer Hookups **Master Bedroom/Bath:** Shared Master Bath, Full Master Bath **Fireplaces:** Fireplace Insert, Family/Recreation Room Fireplace **Utilities:** Natural Gas, Electric, Cable TV Available, High Speed Avail **Water/Sewer:** District Water, Well, Septic **Ownership:** Private Owner **Occupied By:** Owner Occupied **Possession:** Delivery of Deed **Property Disclosures:** Seller's Property Disclosure **Flood Plain:** Minimal Risk **Possible Usage:** Single Family

LA: Colleen Vandendriessche **Phone:** 303-449-3444 **Email:** colleen@relopros.com **Fax:** 303-496-7570
LO: Professional Relocation Oper. **Broker Phone:** 303-449-3444
TB: 2.80 **BA:** 2.80 **Buyer Excl:** No **Contract:** T **For Showings:** 303-573-7469
Min EM: \$5,000.00 **EM Recip:** First Colorado Title **Lim Service:** N

Prepared For: YOU! - Prepared By: Colleen Vandendriessche - Oct 27, 2011 5:22:15 PM
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