










Comparable Properties

	 1558 N UTICA St Denver, Colorado 80204	 1528 Newton St Denver, Colorado 80204	 3537 W 26TH Ave Denver, Colorado 80211
Listing #:	950882	934349	968376
Status:	A	A	A
Property Type:	Residential	Residential	Residential
List Price:	\$218,900	\$368,000	\$419,900
County:	Denver	Denver	Denver
Area:	DNW Denver Northwest	DNW Denver Northwest	DNW Denver Northwest
Subdivision:	SLOANS LAKE SUBDIVISION	SLOANS LAKE/HIGHLANDS	HIGHLANDS. SLOANS LAKE
Type:	Detach Singl Fam	Detach Singl Fam	Detach Singl Fam
Beds:	4	4	4
Baths:	2	2	2
Fireplaces:	1		1
Mstr Bed Loc:			
Laundry Loc:			
SqFt:	1,090	1,463	1,537
Bsmt SqFt:	1,090	1,002	1,120
Total SqFt:	2,180	2,465	2,657
Finished SqFt:	2,000	2,363	2,600
Basement:	Full	Partial	Full
Bsmt Finished:	Fully Finished	Fully Finished	Fully Finished
Bsmt % Finished:	90%		100%
Year Built:	1948	1920	1925
Style:	Raised Ranch	Ranch/1 Story	Ranch/1 Story
Architecture:	Other	Bungalow	
Construction:	Brick	Brick	Brick
Construction Ext:			
Roofing Material:	Composition	Composition	Composition
Car Storage:	Garage,Detached	Garage,Off Street,Detached,Oversized	Garage,Attached,Off Street
Car Spaces:	2	3	3
Lot Size:	6250	6250	6250
Acres:	0.14	0.14	
Horses:			
Heat:	Gas, Forced Air	Gas, Forced Air	Radiant
Water:	Public	Public	
Sewer:	Public	Public	
Taxes:	\$1,665	\$1,810	\$1,883
HOA Quoted:			
HOA Includes:			
Remarks:	All brick home in the desirable Sloans Lake Neighborhood. Two car garage, hardwood flooring, large living area, great deck, new paint, good condition with a few needed improvements, great price and motivated seller.	THIS WELL APPOINTED 1920 BUNGALOW IS PACKED W/ORIGINAL FEATURES. EXPOSED CEILING BEAMS, BUILTINS, FIREPLACE, & WINDOW SEAT. TIN CEILING IN REMODELED EAT IN KITCHEN. FULLY FENCED YARD, WISTERIA COVERED PERGOLA, CLOSE TO SLOANS LAKE AND FUTURE LIGHTRAIL.	FABULOUS HOME IN HIGHLANDS / SLOANS LAKE. EXCEPTIONAL QUALITY RE-MODEL, NEW CABINETS, STAINLESS APPL, GRANITE COUNTERS, HUGE ENTERTAINMENT AREA OR POSSIBLE MASTER SUITE IN LOWER LEVEL, OPEN FLR PLAN. ALL NEW/UPDATED MAJOR SYSTEMS (ELECTRICAL,
Listing Office:	MAES & COMPANY REALTORS, INC.	COLDWELL BANKER DEVONSHIRE	BROKER ONE REAL ESTATE- DTC
Sold Price:			
Sold Date:			
Sold Term:			
Seller Type:	Individual	Individual	Corporation/Trust
Seller DP Assist:			
Concession Type:			
Concession Amt:			

Comparable Properties

	 1309 VRAIN St Denver, Colorado 80204	 2196 LAMAR St Edgewater, Colorado 80214	 2135 AMES St Edgewater, Colorado 80214
Listing #:	944686	962164	958062
Status:	A	A	S
Property Type:	Residential	Residential	Residential
List Price:	\$200,000	\$179,900	\$190,000
County:	Denver	Jefferson	Jefferson
Area:	DSW Denver Southwest	JFC Jeff Central	JFC Jeff Central
Subdivision:	west end, sloans lake	EDGEWATER	EDGEWATER
Type:	Detach Singl Fam	Detach Singl Fam	Detach Singl Fam
Beds:	4	4	4
Baths:	2	2	2
Fireplaces:	2	2	
Mstr Bed Loc:			
Laundry Loc:			
SqFt:	933	2,608	890
Bsmt SqFt:	933		890
Total SqFt:	1,866	2,608	1,780
Finished SqFt:	1,773	2,608	1,691
Basement:	Full, Cellar	None	Full, Walk-Out
Bsmt Finished:	Partial Finished		Partial Finished
Bsmt % Finished:	90%		90%
Year Built:	1948	1950	1951
Style:	Ranch/1 Story	Two Story	Raised Ranch
Architecture:		Traditional	Traditional
Construction:	Brick	Vinyl Siding	Brick
Construction Ext:			
Roofing Material:	Composition	Composition	Composition
Car Storage:	Garage, Detached	Garage, Attached	Garage, Detached, Oversized
Car Spaces:	2	2	2
Lot Size:	6250	12937	6316
Acres:		0.29	0.14
Horses:			
Heat:	Gas, Forced Air	Gas, Hot Water	Gas, Forced Air
Water:	Public	Public	Public
Sewer:	Public	Public	Public
Taxes:	\$1,045	\$1,773	\$1,256
HOA Quoted:			
HOA Includes:			
Remarks:	CHARMING BRICK RANCH CLOSE TO SLOAN'S LAKE, LIGHT RAIL, PARK, TRAIL, SLOAN LAKE, INVESCO FIELD, DOWNTOWN AND MOUNTAINS*2 FIREPLACES*COVERED PATIO*BRIGHT BREAKFAST NOOK*FINISHED BSMT*LOVELY WELL MAINTAINED YARD W/SPRINKLERS & GARDEN AREA*2 COLDWELL BANKER RESIDENTIAL 24	Fannie Mae Owned * Buyer to Verify all info * Sold As-Is * Huge 4 Bedroom - 2 Bath home on great corner lot with Circular Driveway * There is plenty of room to stretch out in this Edgewater home * Formal Living Room with Fireplace plus a large Family Room...	HURRY! MUST CLOSE QUICKLY! THIS HOME IS A DUPLEX*LIVE IN ONE AND RENT THE OTHER*MOTHER IN LAW UNIT*FANTASTIC FULLY FENCED LOT W/ BIG O/S GARAGE*NICE DECK*NEWER WINDOWS/AC/FURNACE/WATER HEATER/ELECTRICAL PANEL*SHORT SALE IS SUCCESS
Listing Office:	COLDWELL BANKER RESIDENTIAL 24	ADAMS REAL ESTATE ASSOCIATES	KELLER WILLIAMS REALTY
Sold Price:			\$190,000
Sold Date:			02/25/11
Sold Term:			Conventional
Seller Type:	Individual	Government	Individual
Seller DP Assist:			
Concession Type:			Br CC/Pts Pd Sel
Concession Amt:			\$5,000

Comparable Properties

	 2004 EATON St Edgewater, Colorado 80214	 1690 WOLFF St Denver, Colorado 80204	 4900 W 30TH Ave Denver, Colorado 80212
Listing #:	957817	958573	951570
Status:	S	S	S
Property Type:	Residential	Residential	Residential
List Price:	\$219,900	\$259,000	\$276,900
County:	Jefferson	Denver	Denver
Area:	JFC Jeff Central	DNW Denver Northwest	DNW Denver Northwest
Subdivision:	EDGEWATER	SLOANS LAKE/HIGHLANDS	DELAPPE PLACE
Type:	Detach Singl Fam	Detach Singl Fam	Detach Singl Fam
Beds:	3	2	4
Baths:	2	1	3
Fireplaces:		1	0
Mstr Bed Loc:			
Laundry Loc:			
SqFt:	931	1,316	1,335
Bsmt SqFt:	200		1,335
Total SqFt:	1,131	1,316	2,670
Finished SqFt:	1,131	1,316	2,640
Basement:	Partial	None	Full, Walk-Out
Bsmt Finished:	Fully Finished		Fully Finished
Bsmt % Finished:	100%		95%
Year Built:	1919	1942	1951
Style:	Ranch/1 Story	Raised Ranch	Ranch/1 Story
Architecture:	Bungalow	Traditional	Contemporary
Construction:	Vinyl Siding	Brick	Brick
Construction Ext:			
Roofing Material:	Composition	Composition	Composition
Car Storage:	Garage, Detached	Garage, Off Street	Off Street
Car Spaces:	1	2	2
Lot Size:	6650	10100	6420
Acres:	0.15		0.15
Horses:			
Heat:	Gas, Forced Air	Gas, Forced Air	Gas, Forced Air
Water:	Public	Public	Public
Sewar:	Public	Public	Public
Taxes:	\$951	\$1,754	\$1,861
HOA Quoted:			
HOA Includes:			
Remarks:	ESSENTIALLY, BRAND NEW HOME W/ MODERN LAYOUT* ALL NEW: HRDWDS, ROOF, WNDWS, FURNACE, ELEC, PLUMB, DRS, TRIM, FIXTURES, BSMNT, KITCH & BATHS* ONLY ACTIVE RANCH IN EDGEWATER W/ 2 BD & 2 BA ON MAIN, INCL MSTR SUITE* GRAND KITCHEN, HUGE LOT & BLKS TO SLOANS*	WALK ACROSS THE STREET TO SLOANS LAKE FOR YOUR MORNING STROLL! SOLID BRICK RANCH WAITING FOR YOUR VISION. HUGE LIVING SPACE WITH SPACIOUS KITCHEN, ORIGINAL WOOD FLOORS IN BEDROOMS. BONUS SPACE FOR YOUR HOME OFFICE OR REMODEL INTO A MASTER SUITE. EXPAN...	PRICED FOR IMMEDIATE SALE!! \$76,000 BELOW COUNTY ASSESSMENT! MINOR FIX UP NEEDED BUT THE HARD WORK IS DONE! CHECK OUT THE SQUARE FOOTAGE! CORIAN KITCHEN WITH BIRCH CABINETS, WALK OUT BASEMENT, WALKING DISTANCE TO SLOANS LAKE!
Listing Office:	YOUR CASTLE REAL ESTATE, LLC	D&S REAL ESTATE	MB HAYWOOD & ASSO
Sold Price:	\$217,000	\$255,000	\$250,000
Sold Date:	01/28/11	02/01/11	01/28/11
Sold Term:	FHA	Cash	Cash
Seller Type:	Builder	Individual	Individual
Seller DP Assist:			
Concession Type:	Br CC/Pts Pd Sel	Br CC/Pts Pd Sel	None
Concession Amt:	\$5,000	\$5,000	

Comparable Properties



1945 GRAY St
Edgewater, Colorado 80214

Listing #:	936686
Status:	S
Property Type:	Residential
List Price:	\$215,000
County:	Jefferson
Area:	JFC Jeff Central
Subdivision:	EDGEWATER ANNEX
Type:	Detach Singl Fam
Beds:	3
Baths:	2
Fireplaces:	
Mstr Bed Loc:	
Laundry Loc:	
SqFt:	768
Bsmt SqFt:	768
Total SqFt:	1,536
Finished SqFt:	1,536
Basement:	Full, Garden Level
Bsmt Finished:	Fully Finished
Bsmt % Finished:	100%
Year Built:	1955
Style:	Ranch/1 Story
Architecture:	
Construction:	Brick
Construction Ext:	
Roofing Material:	Composition
Car Storage:	Garage, Detached
Car Spaces:	2
Lot Size:	6229
Acres:	0.14
Horses:	
Heat:	Gas, Forced Air
Water:	Public
Sewer:	Public
Taxes:	\$1,237
HOA Quoted:	
HOA Includes:	
Remarks:	Amazing Remodel! Designer finished throughout. Wood flrs on the main lvl, open kitchen to living rm, completely remodeled kitchen and baths. Finished bsmnt w/bar, entertainment space, bthrm and additional bedrm. Lrg covered patio. Detached 2 car garage.
Listing Office:	HOME REAL ESTATE
Sold Price:	\$215,000
Sold Date:	01/11/11
Sold Term:	FHA
Seller Type:	Individual
Seller DP Assist:	
Concession Type:	Br CC/Pts Pd Sel
Concession Amt:	\$6,450

Price Comparison

Active

Address	List Date	Original List Price	Current List Price	Orig vs Current (%)
2196 LAMAR St	01/19/11	\$209,900	\$179,900	14.29
1309 VRRAIN St	08/09/10	\$200,000	\$200,000	0.00
1558 N UTICA St	08/20/10	\$259,900	\$218,900	15.78
1528 Newton St	09/01/10	\$385,000	\$368,000	4.42
3537 W 26TH Ave	02/11/11	\$419,900	\$419,900	0.00
Average:		\$294,940	\$277,340	5.97

Price Comparison

Sold

Address	List Date	Original List Price	Current List Price	Orig vs Current (%)
2135 AMES St	08/12/10	\$175,000	\$190,000	-8.57
1945 GRAY St	09/09/10	\$227,000	\$215,000	5.29
2004 EATON St	12/16/10	\$225,000	\$219,900	2.27
4900 W 30TH Ave	08/18/10	\$299,900	\$276,900	7.67
1690 WOLFF St	01/06/11	\$259,000	\$259,000	0.00
Average:		\$237,180	\$232,160	2.12

Sold

Address	Sold Date	Sold Price	Total DOM	Current List vs Sold Price(%)	Original List vs Sold Price(%)
2135 AMES St	02/25/11	\$190,000	165	0.00	-8.57
1945 GRAY St	01/11/11	\$215,000	86	0.00	5.29
2004 EATON St	01/28/11	\$217,000	22	1.32	3.56
4900 W 30TH Ave	01/28/11	\$250,000	148	9.71	16.64
1690 WOLFF St	02/01/11	\$255,000	189	1.54	1.54
Average:		\$225,400	122	2.91	4.97