

**12943 N 3rd St
Parker, CO 80134**

County: **Douglas**
 Locale: **Grand View Estates**
 Community:

MLS#: **5095548** Status: **Active**
 List Date: **01/18/19** List Price: **\$599,000**
 Status Conditions: **None Known** Original Price: **\$599,000**
 Has HOA: **No** Tax ID: **0097519**
 INV Blackout Ends: Taxes: **(2018)**
 Title Company: **Canyon Title**
 Financial Terms: **Cash, Conventional, Seller is tax-exempt**
 Earnest \$: **6000, Canyon Title**
 Seller Type: **Corporation/Trust**
 Legal Desc: **LOT 7 BLK 5 GRAND VIEW ESTATES 2 AM/L**



Type: **Detached Single Family** Style: **Ranch/1 Story**
 Architecture: **Contemporary** Year Built: **1977**
 Heat Fuel: **Gas**
 Heat Type: **Baseboard, Hot Water**
 Cooling: **Evaporative Cooler (Swamp)**
 Construction: **Frame**
 Exterior: **Brick, Wood Siding**
 Roofing: **Concrete Tile**

Recent: **01/18/2019 : NEW**

Total Beds:	6	Upper Sqft:		PSF Above Grade:	\$302.37
Total Baths:	3	Main Sqft:	1,981	PSF Total:	\$167.83
Full Baths:	1	Lower Sqft:		PSF Finished:	\$173.93
3/4 Baths:	2	Above Grade:	1,981	Bsmt Type:	Partial, Garden Level
Half Baths:	0	Basement Sqft:	1,588	Subfloor/Foundation Type:	Slab
1/4 Baths:	0	Total Sqft:	3,569	Bsmt Finished:	Yes
Rough-in:	No	Finished Sqft:	3,444	% Fully Finished:	92%
		Measurement From:	County Records	Date Measured:	

School District: **Douglas RE-1** Jr High/Middle: **Sierra**
 Elementary: **Mammoth Heights** Sr High: **Chaparral**

Appliances: **Dishwasher, Disposal, Dryer, Range Hood, Refrigerator (Kitchen), Stove/Range/Oven, Washer**
 Flooring: **Carpet, Laminate, Tile Floor**
 Interior Features: **Double Pane Windows, Exterior Basement Entrance, Heated Basement, Master Bath, Open Floor Plan, Security System, Utility Sink, Window Coverings**
 Countertop Type: **Laminate**
 Laundry: **Washer/Dryer Included**
 Fireplaces: **1, Location(s): Living Room, Type(s): Wood**
 Exclusions: **Personal property of Seller**

	<u>Beds</u>	<u>Baths</u>	<u>Room Type</u>	<u>Dimensions</u>	<u>Level</u>	<u>Description</u>
Upper	0	0	Bathroom (3/4)		Main	Master Bath
Main	3	2	Bathroom (Full)		Main	
Lower	0	0	Bedroom		Main	
Bsmt	3	1	Bedroom		Main	
			Dining Room		Main	
			Kitchen		Main	
			Living Room		Main	Fireplace
			Master Bedroom		Main	
			Bathroom (3/4)		Basement	
			Bedroom		Basement	Egress windows, garden level
			Bedroom		Basement	Egress windows, garden level
			Bedroom		Basement	Egress windows, garden level
			Family Room		Basement	Exterior entrance/exit
			Flex Space		Basement	Huge storage/game room
			Utility/Mech		Basement	Boiler, Water Heater, Sink, Master controls

Lot Size: **87,120** Walk Score: **0** Electricity: **Available**
 Acres: **2.00** Lot #: Land MLS #: Electricity Service:
 Incorporated: **ER** Primary Road: **Dirt Road** Faces: **East**
 Zoning: **Well**
 Water Sources: **Septic**
 Sewer: **Available**
 Gas: **Flat**
 Site Topography: **Grassed, Natural**
 Vegetation: **Deck, Exterior Basement Entrance, Fence, Patio, Sprinkler System, Yard**
 Exterior Features: **Mountain View**
 Views:

Horse Property Information

Horse Property: **Yes** Other Livestock: **Yes** Horse Property Features: **Fenced**

Parking & Vehicle Information

Total Spaces: **2** Amps Available: Features: **Driveway-Concrete, Driveway-Gravel**
Type # Spaces Dimensions Features
Garage (Attached) **2** **2 Story Height**

Green Features & Certifications

Solar PV: Addendum Uploaded: **No**

Well Type: **Operational**
Well Depth: **224**
Issued Permit #'s: **92898**

Permitted Well Uses: **Domestic**
Water Tap Paid:

Multiple HOA's: HOA/Mgmt Company 2 HOA/Mgmt Company 3
Annual Total: **0.00** **0.00**
Total Annual HOA Fees: **0.00**

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

Public Remarks

Incredible value for 6 bedroom horse property minutes from I-25, E-470, Parker and Park Meadows. Well maintained home last used as group home. Zoning permits care providing usage but this does not feel institutional. Large bedrooms, open floor plan with vaulted ceilings. Barn used for storage. Fenced private backyard. Updated kitchen and baths. Storage in basement and garage. You won't find this kind of space and lifestyle opportunity anywhere near the price this close in. 2 Acres in unique subdivision that includes million dollar plus homes.

Broker Remarks

County records do not reflect correct finished sq.ft. and total sq. ft. listed includes barn. Property is currently tax-exempt so there will be no tax proration. It will be taxed again upon transfer of deed. Seller for CTM: Continuum of Colorado by Alexa Lanpher, Vice President

Directions

Listing Agent/Office

Name: [Larry Nelson](#)
Office Name: [CORNERSTONE REALTY INC](#)
Office Phone: **303-987-8812**
Email: LNELSONCORNERSTONE@GMAIL.COM
Phone: **303-987-8812**
Mobile: **720-205-8916**
Agent Fax:
Office Fax:



Buyers Agency: **2.8%**
Transaction Broker: **2.8%**
Variable Comm: **Yes**
Listing Contract: **Exclusive Right Quick Possession**
Additional Info:
Possession: **Delivery of Deed**
Submitted Prospect: **No**
Expiration Date: **12/31/2019**

Showing Phone: **303-399-9930**
Showing Email:
Showing Notes:
No Show Until:



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MLS#: [5095548](#)
Abv Grd SqFt: **1,981**
CORNERSTONE REALTY INC

Beds: **6**
Baths: **3**

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Status Conditions: **None Known**



