

Prop Code	Area	Address	City	SqFt	List Price	Sold Price	Listing Office
M689436-RS	NSW	9215 Raleigh St	WESTMINSTER	1,426	\$169,900	\$170,000	COLDWELL BANKER RESIDENTIAL 56
M684737-RS	NSW	9280 Newton St	WESTMINSTER	1,424	\$189,900	\$175,100	KENTWOOD CO AT CHERRY CREEK
M677869-RS	NSW	3331 W 95Th Ave	WESTMINSTER	1,728	\$177,900	\$177,900	KELLER WILLIAMS RLTY PROF LLC
M641451-RS	NSW	9240 Julian Way	WESTMINSTER	1,170	\$175,500	\$183,000	MB DOTCOM REALESTATE
M654343-RS	NSW	9340 Julian Way	WESTMINSTER	1,131	\$198,000	\$199,000	RE/MAX NORTHWEST INC
<b>Total Properties: 5</b>				<b>Average:</b>	1,376	\$182,240	

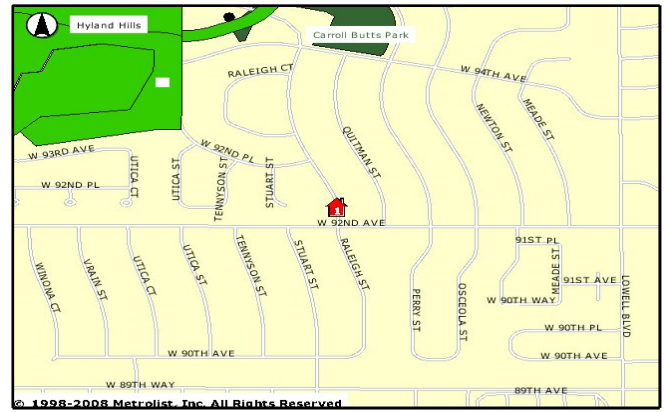


**Courtesy of:**  
John Thomas

YOUR CASTLE REAL ESTATE, LLC

**Phone:** 303-996-7551  
**Office:** 303-962-4272  
**Fax:** /-  
**Email:** JOHN.THOMAS@YOURCASTLE.ORG  
**Website:**



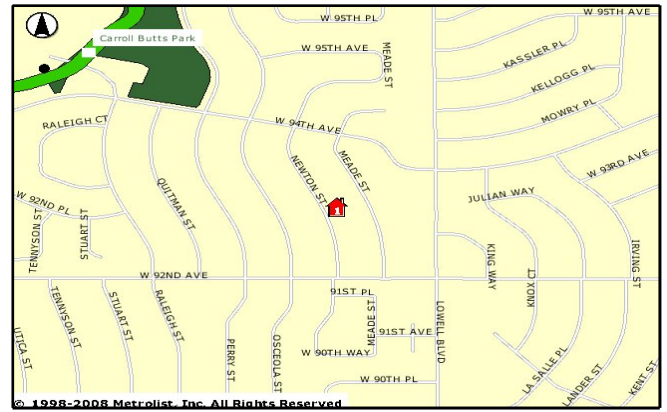


**Address:** 9215 Raleigh St  
**Listing #:** 689436  
**Property Type:** Residential  
**Status:** Sold  
**Backup/First:**  
**Price:** \$170,000  
**PSF:** \$119.21  
**Fin PSF:** \$119.21  
**Area:** NSW N Subn West  
**Type:** Detached Single Family  
**Style:** Tri-Level  
**Faces:** East  
**NS Direction:** Out Of Metro #: 9215  
**EW Direction:** Out Of Metro #: 4200  
**Map / Section:** 193 T  
**HOA Name:**  
**HOA Phone:**  
**HOA Quoted:**  
**Multiple HOAs:** No  
**HOA Includes:**  
**PIN:** 0  
**Sub Area:** SUNSET RIDGE  
**Architecture:**  
**Construction:** Frame/Brick  
**Roofing Material:** Composition Shingles  
**Car Storage:** Garage,Attached  
**Car Spaces:** 1  
**School District:** Adams  
**Elementary:** Mesa  
**Junior High:** Shaw Heights  
**Senior High:** Westminster  
**County:** Jefferson  
**City:** WESTMINSTER  
**Zip:** 80031  
**Year Built:** 1972  
**Builder:**  
**Model:**  
**Lot Size:** 7673  
**Acres:** .17  
**Zoned:** RES  
**Unincorporated:**  
**Taxes:** \$1,293  
**Horses:**

	TOTAL	UPPER	MAIN	LOWER	BASEMENT
Bedrooms	3	3			
Bathrooms	2	F,T			
Square Feet	1,426				
Finished Sq Ft Total:	1,426	Total Sq Ft: 1,426		Date Measured:	
Basement:	None	Bsmt Finished:		Bsmt % Finished:	
Master Bedroom:		Living Room:		Water: Public	
Family Room:		Dining Room:		Sewer: Public	
Study / Den:		Kitchen:			
Laundry Loc:		Heat:		Gas, Forced Air	
# of Fireplaces:	1	Avg Utilities:			
Fireplace Loc:	Living Room	Subfloor:			

**Description:** Air Condition-Central,Cable Available,Ceiling Fan,Covered Patio,Dryer,Disposal,Dishwasher,Formal Dining,Fence,Fireplace Insert,Garden Area,Master Bathroom,Parking Addl Off St,Refrigerator,RV Parking,Smoke Alarm,Stove/Range/Oven,Tile Floor,Utility Shed,Washer,Wood Floors  
**Public Remarks:** GREAT FAMILY HOME WITH MATURE LANDSCAPE INCLUDING FRUIT TREES!HOUSE IN GOOD SHAPE, REAL WOOD FLOORS,ALL APPLIANCES INCLUDED. NICE BACKYARD WITH COVERED PATIO.LOTS OF RV PARKING. SOLD 'AS-IS'  
**Broker Remarks:** NOT A SS OR FORCLOSURE,BUT SOLD 'AS-IS'  
**Directions:** 92ND (BETWEEN FEDERAL & SHERIDAN)TURN NORTH ON RALEIGH,HOUSE ON WEST SIDE  
**Buyers Agency:** 2.80  
**Trans Broker:** 2.80  
**Variable Commissions:** Yes  
**Listor:** Ann Deleeuw  
**Listing Office:** COLDWELL BANKER RESIDENTIAL 56  
**Office ID:** CBR56  
**Exclusions:** FREEZER IN LAUNDRY  
**Earnest Check To:** GUARDIAN TITLE  
**Prospect Reservation:** Yes  
**Limited Service:** No  
**Entry Only:** No  
**Exclusive:** Exclusive Right  
**Current List Date:** 08/07/08  
**Original List date:** 08/07/08  
**Listor Phone:** 303-235-0400  
**Office Phone:** 303-235-0400  
**Showing Phone:** 303-235-0400  
**Fax:** 303-232-2469  
**Email:** ANNSHMS@AOL.COM  
**URL:** ANNSHOMES.NET  
**Minimum Earnest:** \$1,000

**Sold Price:** \$170,000  
**Sold Interest Rate:**  
**Sold Terms:** Conventional  
**Sold Date:** 10/16/2008  
**Sold Loan Amt:**  
**Sold ID:** 00827  
**Seller DP Assist:**  
**Current DOM:** 40  
**Concession Type:** Buyer Closing Costs/Points Pd Seller  
**Concession Amt:** \$8,429  
**Total DOM:** 40



**Address:** 9280 Newton St  
**Listing #:** 684737

**Property Type:** Residential  
**Status:** Sold  
**Backup/First:**

**Price:** \$175,100  
**PSF:** \$122.96  
**Fin PSF:** \$122.96

**Area:** NSW N Subn West  
**Type:** Detached Single Family  
**Style:** Tri-Level  
**Faces:** West

**NS Direction:** North #: 9200  
**EW Direction:** West #: 3800  
**Map / Section:** 193 X  
**HOA Name:**  
**HOA Phone:**  
**HOA Quoted:**  
**Multiple HOAs:** No  
**HOA Includes:**

**PIN:** 171919102010  
**Sub Area:** SUNSET RIDGE  
**Architecture:**  
**Construction:** Frame/Brick  
**Roofing Material:** Composition Shingles  
**Car Storage:** Garage,Attached  
**Car Spaces:** 1  
**School District:**  
**Elementary:** Mesa  
**Junior High:** Shaw Heights  
**Senior High:** Westminister

**County:** Adams  
**City:** WESTMINSTER  
**Zip:** 80031  
**Year Built:** 1970  
**Builder:**  
**Model:**  
**Lot Size:** 7000  
**Acres:**  
**Zoned:** RES  
**Unincorporated:**  
**Taxes:** \$1,368  
**Horses:**

	TOTAL	UPPER	MAIN	LOWER	BASEMENT
<b>Bedrooms</b>	3	3			
<b>Bathrooms</b>	2	FT			
<b>Square Feet</b>	1,424				
<b>Finished Sq Ft Total:</b>	1,424	<b>Total Sq Ft:</b> 1,424		<b>Date Measured:</b>	
<b>Basement:</b> None		<b>Bsmt Finished:</b>		<b>Bsmt % Finished:</b>	
<b>Master Bedroom:</b> 14x11	Upper	<b>Living Room:</b> 24x12		<b>Water:</b> Public	
<b>Family Room:</b> 15x11	Lower	<b>Dining Room:</b> 10x9		<b>Sewer:</b> Public	
<b>Study / Den:</b>		<b>Kitchen:</b> 15x10			
<b>Laundry Loc:</b> Lower		<b>Heat:</b> Gas, Forced Air			
<b># of Fireplaces:</b> 1		<b>Avg Utilities:</b>			
<b>Fireplace Loc:</b> Living Room		<b>Subfloor:</b>			

**Description:** Ceiling Fan,Cable Installed,Dryer,Disposal,Dishwasher,Formal Dining,Fence,Garden Area,Garage Door Opener,Master Bathroom,Microwave Oven,Master Suite,Newer Carpet,Quick Possession,Refrigerator,Remodeled,Smoke Alarm,Smoke Free,Stove/Range/Oven,Storm Windows,Updated,Washer,Window Coverings,Wood Floors,Wall to Wall Carpet

**Public Remarks:** METICULOUSLY MAINTAINED CREAM PUFF!MS CLEAN LIVES HERE-A DELIGHTFUL HOME ON A GREAT BLK UPDATING INCLUDES BATHS & GRANITE COUNTER TOPS. ENJOY THE NIFTY PRIVATE BACKYARD W/ MATURE LANDSCAPING&FENCED.LOTS OF LIGHT & SUNSHINE.A PLEASURE TO SHOW!LOW MNTCE YARD

**Broker Remarks:** NOT A BANK OWNED OR FORECLOSURE-A JOY TO SHOW.CLOSE TO WESTM MALL-36 & I25

**Directions:** BOULDER TURNPIKE TO SHERIDAN/92ND EXIT-TAKE EXIT TO 92ND E TO NEWTON (3800W) N TO HOME

**Buyers Agency:** 2.80  
**Trans Broker:** 2.80  
**Variable Commissions:** No  
**Listor:** Denise Bunckek Weber  
**Listing Office:** KENTWOOD CO AT CHERRY CREEK  
**Office ID:** 08435

**Prospect Reservation:** No  
**Limited Service:** No  
**Entry Only:** No  
**Exclusive:** Exclusive Right  
**Current List Date:** 04/18/08  
**Original List date:** 04/18/08

**Listor Phone:** 303-773-0156  
**Office Phone:** 303-331-1400  
**Showing Phone:** 303-331-1400  
**Fax:** 303-393-1400  
**Email:** DBWPROPERTIES@MSN.COM  
**URL:** WWW.KENTWOODHOMESTOUR.COM

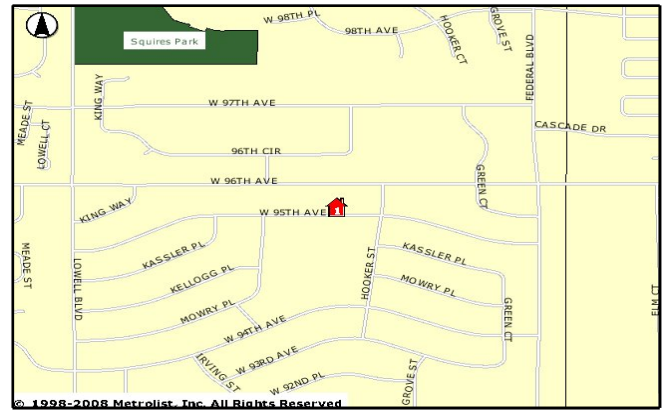
**Exclusions:** WASHER, DRYER  
**Earnest Check To:** KENTWOOD @ CHERRY CREEK, LLC  
**Minimum Earnest:**

**Sold Price:** \$175,100  
**Sold Loan Amt:** \$171,970  
**Concession Type:** Buyer Closing Costs/Points Pd Seller

**Sold Interest Rate:** 6.00%  
**Sold ID:** REM13

**Sold Terms:** FHA  
**Seller DP Assist:**  
**Concession Amt:** \$3,000

**Sold Date:** 9/24/2008  
**Current DOM:** 126  
**Total DOM:** 126



<b>Address:</b> 3331 W 95Th Ave	<b>Property Type:</b> Residential	<b>Price:</b> \$177,900
<b>Listing #:</b> 677869	<b>Status:</b> Sold	<b>PSF:</b> \$102.95
	<b>Backup/First:</b>	<b>Fin PSF:</b> \$102.95
<b>Area:</b> NSW N Subn West	<b>PIN:</b> 171920203026	<b>County:</b> Adams
<b>Type:</b> Detached Single Family	<b>Sub Area:</b> SUNSET RIDGE SECOND FILING	<b>City:</b> WESTMINSTER
<b>Style:</b> Ranch/One-Story	<b>Architecture:</b>	<b>Zip:</b> 80031
<b>Faces:</b> South	<b>Construction:</b> Frame/Brick	<b>Year Built:</b> 1967
<b>NS Direction:</b> North #: 9500	<b>Roofing Material:</b> Composition Shingles	<b>Builder:</b>
<b>EW Direction:</b> West #: 3300	<b>Car Storage:</b> Garage,Attached	<b>Model:</b>
<b>Map / Section:</b> 193 U	<b>Car Spaces:</b> 1	<b>Lot Size:</b> 6600
<b>HOA Name:</b>	<b>School District:</b> Adams	<b>Acres:</b> .15
<b>HOA Phone:</b>	<b>Elementary:</b> Sunset Ridge	<b>Zoned:</b> RES
<b>HOA Quoted:</b>	<b>Junior High:</b> Shaw Heights	<b>Unincorporated:</b> No
<b>Multiple HOAs:</b> No	<b>Senior High:</b> Westminster	<b>Taxes:</b> \$1,170
<b>HOA Includes:</b>		<b>Horses:</b>

	TOTAL	UPPER	MAIN	LOWER	BASEMENT
<b>Bedrooms</b>	4		2	2	
<b>Bathrooms</b>	2		F	F	
<b>Square Feet</b>	1,728		864	864	
<b>Finished Sq Ft Total:</b>	1,728	<b>Total Sq Ft:</b> 1,728			<b>Date Measured:</b>
<b>Basement:</b> Full		<b>Bsmt Finished:</b> Fully			<b>Bsmt % Finished:</b> 100
<b>Master Bedroom:</b>	Main	<b>Living Room:</b>			<b>Water:</b> Public
<b>Family Room:</b>	Lower	<b>Dining Room:</b>			<b>Sewer:</b> Public
<b>Study / Den:</b>		<b>Kitchen:</b>			
<b>Laundry Loc:</b>	Lower	<b>Heat:</b>	Gas, Forced Air		
<b># of Fireplaces:</b>		<b>Avg Utilities:</b>			
<b>Fireplace Loc:</b>		<b>Subfloor:</b>			

**Description:** Cable Available,Ceiling Fan,No Covenants,Covered Patio,Double Pane Windows,Disposal,Dishwasher,Fence,Garage Door Opener,Newer Carpet,Pet Free,Quick Possession,Refrigerator,Remodeled,Smoke Alarm,Smoke Free,Stove/Range/Oven,Tile Floor,Updated

**Public Remarks:** THIS NEWLY REMODELED HOME IS A GEM\*\*PRICED TO SELL QUICK\*\*ALL NEW APPLIANCES\*NEW CARPET\*FLOORING\*KITCHEN CABINETS\*COUNTER TOPS\*WINDOWS\*\*READY TO MOVE IN NOW\*\*

**Broker Remarks:**

**Directions:** FROM I-25 TO THORNTON PKWY, HEAD WEST TO FEDERAL BLVD. RIGHT ON FERDERAL. LEFT ON 95TH AVE. PROPERTY IS ON RIGHT.

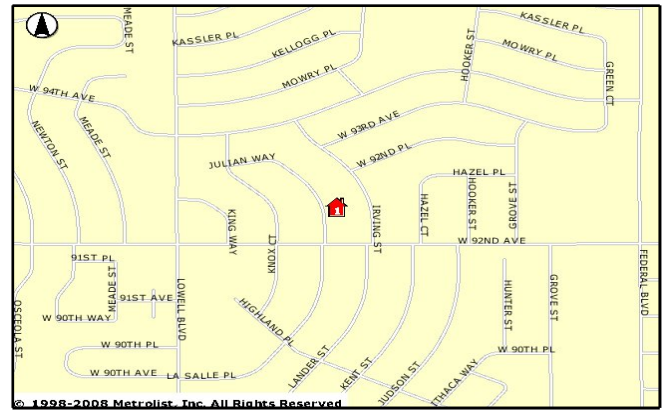
<b>Buyers Agency:</b> 2.80	<b>Prospect Reservation:</b> No	<b>Listor Phone:</b> 303-420-2121
<b>Trans Broker:</b> 2.80	<b>Limited Service:</b> No	<b>Office Phone:</b> 303-420-2121
<b>Variable Commissions:</b> No	<b>Entry Only:</b> No	<b>Showing Phone:</b> 303-573-7469
<b>Listor:</b> Scott A Hanshaw	<b>Exclusive:</b> Exclusive Right	<b>Fax:</b> 303-421-7571
<b>Listing Office:</b> KELLER WILLIAMS RLTY PROF LLC	<b>Current List Date:</b> 07/09/08	<b>Email:</b> SHANSHAW@KW.COM
<b>Office ID:</b> KWR13	<b>Original List date:</b> 07/09/08	<b>URL:</b>

**Exclusions:** NONE

**Earnest Check To:** SECURITY TITLE **Minimum Earnest:** \$1,500

<b>Sold Price:</b> \$177,900	<b>Sold Interest Rate:</b> 7.00%	<b>Sold Terms:</b> FHA	<b>Sold Date:</b> 8/15/2008
<b>Sold Loan Amt:</b> \$172,288	<b>Sold ID:</b> MBJA5	<b>Seller DP Assist:</b>	<b>Current DOM:</b> 4
<b>Concession Type:</b> Buyer Closing Costs/Points Pd Seller		<b>Concession Amt:</b> \$4,320	<b>Total DOM:</b> 4





**Address:** 9240 Julian Way  
**Listing #:** 641451  
**Property Type:** Residential  
**Status:** Sold  
**Backup/First:**  
**Price:** \$183,000  
**PSF:** \$156.41  
**Fin PSF:** \$92.01  
**Area:** NSW N Subn West  
**Type:** Detached Single Family  
**Style:** Ranch/One-Story  
**Faces:** West  
**NS Direction:** North #: 9240  
**EW Direction:** West #: 3500  
**Map / Section:** 193 Y  
**HOA Name:**  
**HOA Phone:**  
**HOA Quoted:**  
**Multiple HOAs:** No  
**HOA Includes:**  
**PIN:** 171920216014  
**Sub Area:** SUNSET RIDGE FIRST FILING  
**Architecture:** Traditional  
**Construction:** Brick  
**Roofing Material:** Composition Shingles  
**Car Storage:** Garage,Attached  
**Car Spaces:** 1  
**School District:**  
**Elementary:** Sunset Ridge  
**Junior High:** Shaw Heights  
**Senior High:** Westminister  
**County:** Adams  
**City:** WESTMINSTER  
**Zip:** 80031  
**Year Built:** 1962  
**Builder:**  
**Model:**  
**Lot Size:**  
**Acres:** .17  
**Zoned:** R 1  
**Unincorporated:** No  
**Taxes:** \$1,463  
**Horses:**

	TOTAL	UPPER	MAIN	LOWER	BASEMENT
Bedrooms	4		3		1
Bathrooms	2		F		T
Square Feet	1,170		1,170		1,170
Finished Sq Ft Total:	1,989		Total Sq Ft: 2,340		Date Measured:
Basement:	Full		Bsmt Finished: Partially		Bsmt % Finished: 70
Master Bedroom:	Main		Living Room:		Water: Public
Family Room:	Main		Dining Room:		Sewer: Public
Study / Den:			Kitchen:		
Laundry Loc:	Basement		Heat:	Gas	
# of Fireplaces:			Avg Utilities:		
Fireplace Loc:			Subfloor:	Slab	

**Description:** Cable Available, No Covenants, Cook Top, Covered Patio, Double Pane Windows, Dryer, Disposal, Dishwasher, Evap Cooler (swamp), Eating Space/Kitchen, Formal Dining, Fence, Garden Area, Garage Door Opener, Landscaped Prof, Pet Free, Patio, Quick Possession, Refrigerator, Smoke Alarm, Self-Cleaning Oven, Satellite Antenna, Smoke Free, Stove/Range/Oven, Sump Pump, Tile Floor, Updated, Utility Shed, Washer, Window Coverings, Wall to Wall Carpet

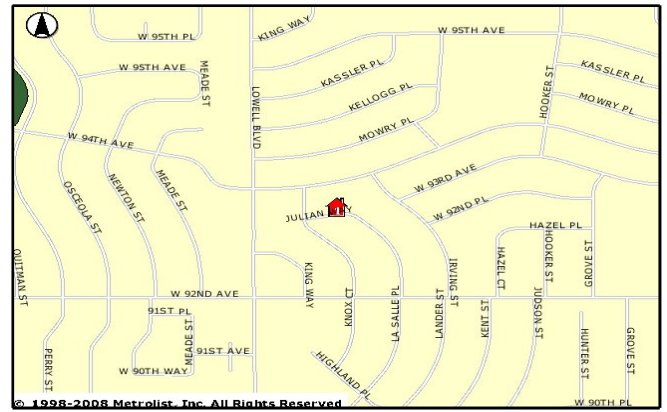
**Public Remarks:** VERY CLEAN MOV-IN READY HOME PET/SMOKE FREE GREAT FLR PLAN/EAT SPACE KITCHEN/NEW PAINT- CARPET/UPDATED BATHROOMS-TILE/HUGE BASEMNT FAMILY ROOM & LARGE BEDROOM/COVERED PATIO/ LARGE SHED/COOKTOP STOVE & ALL APPLIANCES & WASHER DRYER/YARD IS A PERFECT 10

**Broker Remarks:** NEEDS KITCHEN UPDATING BUT VERY CLEAN/GREAT LIVING SPACE FOR THE DOLLARS  
**Directions:** FED BLVD TO 92 ND AVE, WEST TO JULIAN WAY, NORTH TO HOUSE

<b>Buyers Agency:</b> 2.80	<b>Prospect Reservation:</b> No	<b>Listor Phone:</b> 303-596-9860
<b>Trans Broker:</b> 2.80	<b>Limited Service:</b> No	<b>Office Phone:</b> 303-615-9595
<b>Variable Commissions:</b> No	<b>Entry Only:</b> No	<b>Showing Phone:</b> 303-399-9930
<b>Listor:</b> Paul Johanson	<b>Exclusive:</b> Exclusive Right	<b>Fax:</b> 866-467-7865
<b>Listing Office:</b> MB DOTCOM REALESTATE	<b>Current List Date:</b> 04/09/08	<b>Email:</b> PJJOHANSON@COMCAST.NET
<b>Office ID:</b> MBJ76	<b>Original List date:</b> 04/09/08	<b>URL:</b> WWW.DOTCOMREALESTATE.ORG

**Exclusions:** NONE-ALL APPLIANCES AND WASHER DRYER STAY  
**Earnest Check To:** LAND TITLE  
**Minimum Earnest:** \$1,500

<b>Sold Price:</b> \$183,000	<b>Sold Interest Rate:</b>	<b>Sold Terms:</b> FHA	<b>Sold Date:</b> 7/25/2008
<b>Sold Loan Amt:</b>	<b>Sold ID:</b> MBN82	<b>Seller DP Assist:</b> \$5,500	<b>Current DOM:</b> 78
<b>Concession Type:</b> Buyer Closing Costs/Points Pd Seller		<b>Concession Amt:</b> \$3,500	<b>Total DOM:</b> 78



**Address:** 9340 Julian Way  
**Listing #:** 654343  
**Area:** NSW N Subn West  
**Type:** Detached Single Family  
**Style:** Ranch/One-Story  
**Faces:**  
**NS Direction:** North #: 9200  
**EW Direction:** West #: 3400  
**Map / Section:** 193 X  
**HOA Name:**  
**HOA Phone:**  
**HOA Quoted:**  
**Multiple HOAs:** No  
**HOA Includes:**

**Property Type:** Residential  
**Status:** Sold  
**Backup/First:** Backups  
**PIN:** 171920216004  
**Sub Area:** SUNSET RIDGE FIRST FILING  
**Architecture:**  
**Construction:** Frame/Brick  
**Roofing Material:** Composition Shingles  
**Car Storage:** Attached  
**Car Spaces:** 1  
**School District:**  
**Elementary:** Sunset Ridge  
**Junior High:** Shaw Heights  
**Senior High:** Westminister

**Price:** \$199,000  
**PSF:** \$175.95  
**Fin PSF:** \$87.98  
**County:** Adams  
**City:** WESTMINSTER  
**Zip:** 80031  
**Year Built:** 1964  
**Builder:**  
**Model:**  
**Lot Size:** 8880  
**Acres:** .2  
**Zoned:** RES  
**Unincorporated:** No  
**Taxes:** \$1,389  
**Horses:**

	TOTAL	UPPER	MAIN	LOWER	BASEMENT
Bedrooms	5				
Bathrooms	2				
Square Feet	1,131				1,131
Finished Sq Ft Total:	2,262	Total Sq Ft: 2,262		Date Measured:	
Basement: Full		Bsmt Finished: Fully		Bsmt % Finished: 100	
Master Bedroom:		Living Room:		Water: Public	
Family Room:		Dining Room:		Sewer: Public	
Study / Den:		Kitchen:			
Laundry Loc: Basement		Heat: Gas, Forced Air			
# of Fireplaces:		Avg Utilities:			
Fireplace Loc:		Subfloor:			

**Description:** No Covenants,Deck,Disposal,Dishwasher,Formal Dining,Fence,Newer Carpet,Quick Possession,Remodeled,Smoke Alarm,Smoke Free,Stove/Range/Oven,Wood Floors  
**Public Remarks:** AWESOME REMODEL!! BRING YOUR BUYER TO THIS BEAUTIFUL 5 BEDROOM 2 BATH BRICK RANCH STYLE HOUSE IN A GREAT WESTMINSTER NEIGHBORHOOD. HUGE NEW DECK IN THE BACK.TOP OF THE FINISHING. GET MORE HOUSE FOR THE MONEY. HURRY!! THIS ONE WILL NOT LAST!  
**Broker Remarks:** PRICED FOR A QUICK SALE, HURRY! FULLY FINISHED BASEMENT.  
**Directions:** 92ND & JULIAN NORTH TO PROPERTY.

<b>Buyers Agency:</b> 2.80 <b>Trans Broker:</b> 2.80 <b>Variable Commissions:</b> No <b>Listor:</b> Boniface Ahaneku <b>Listing Office:</b> RE/MAX NORTHWEST INC <b>Office ID:</b> REM80	<b>Prospect Reservation:</b> No <b>Limited Service:</b> No <b>Entry Only:</b> No <b>Exclusive:</b> Exclusive Right <b>Current List Date:</b> 05/09/08 <b>Original List date:</b> 05/09/08	<b>Listor Phone:</b> 303-457-4800 <b>Office Phone:</b> 303-457-4800 <b>Showing Phone:</b> 303-457-4800 <b>Fax:</b> 303-252-8133 <b>Email:</b> BAHANEKU@HOTMAIL.COM <b>URL:</b> WWW.BAHANEKU.COM
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**Exclusions:** NONE  
**Earnest Check To:** RE/MAX NORTHWEST, INC. **Minimum Earnest:** \$2,000

<b>Sold Price:</b> \$199,000	<b>Sold Interest Rate:</b>	<b>Sold Terms:</b> FHA	<b>Sold Date:</b> 7/18/2008
<b>Sold Loan Amt:</b> \$195,925	<b>Sold ID:</b> 1HOME	<b>Seller DP Assist:</b> \$5,970	<b>Current DOM:</b> 48
<b>Concession Type:</b> None		<b>Concession Amt:</b>	<b>Total DOM:</b> 48

