



IRES MLS # : 860488 **PRICE:** \$599,990
 1246 Aikins Way, Boulder 80305
RESIDENTIAL-DETACHED **SOLD**
Locale: Boulder **County:** Boulder
Area/SubArea: 1/10
Subdivision: Hy View
Legal: Hy View Lot 13 Blk 6
Website: <https://www.iresis.com/go/mls/860488>

Total SqFt All Lvl: 969 **Basement SqFt:** 0
Total Finished SqFt: 969 **Lower Level SqFt:**
Finished SqFt w/o Bsmt: 969 **Main Level SqFt:** 969
Upper Level SqFt: **Add Upper Lvl:**
Garage Spaces: 1 **Garage Type:** Detached
Garage SqFt: 365
Built: 1965 **SqFt Source:** Assessor records
New Const: No
Builder: **Model:**
New Const Notes:

CoListing Agent: Pam Barsanti 970-264-3200
CoListing Office: Jim Smith Realty 970-264-3200

Listing Comments: Mountain Views Facing West! This is a great home on a corner lot with fenced in private back yard, large deck with trex decking, mature crab apple and apple trees. Adjacent to paved bike path to local buses, minutes from S. Boulder hiking and biking trails and Tantra Lake. Interior has an open floor plan, with hardwood and tile floors. Improvements include insulation, air sealing, whole house fan and new paint! No HOA! Detached garage (365 sq feet). **Broker Remarks:** Owner's have a current Rental License (from the City) and are in compliance with the Boulder Smart Regs.

Sold Date: 11/29/2018 **Sold Price:** \$583,000
Terms: CONV FIX **DOM:** 94 **DTO:** 71 **DTS:** 94
Down Pmt Assist: N
Concession Type: None
SA: CO-OP Non-IRES Agent 970-593-9002
SO: CO-OP Non-IRES 970-593-9002

Property Features

Style: 1 Story/Ranch **Construction:** Brick/Brick Veneer **Roof:** Composition
Roof Type: Contemporary/Modern **Outdoor Features:** Deck
Location Description: Corner Lot, Level Lot, House/Lot Faces W **Fences:**
 Enclosed Fenced Area, Chain Link **Views:** Foothills View
Lot Improvements: Street Paved, Curbs, Gutters, Sidewalks, Street Light
Road Access: City Street **Road Surface At Property Line:** Blacktop Road
Basement/Foundation: No Basement **Heating:** Forced Air **Cooling:**
 Ceiling Fan, Whole House Fan **Inclusions:** Window Coverings, Electric
 Range/Oven, Dishwasher, Refrigerator, Clothes Washer, Clothes Dryer
Energy Features: Double Pane Windows **Design Features:** Eat-in
 Kitchen, Open Floor Plan, Washer/Dryer Hookups, Wood Floors
Disabled Accessibility: Level Lot, Near Bus, Main Floor Bath , Main Level
 Bedroom , Main Level Laundry **Utilities:** Natural Gas, Electric
Water/Sewer: City Water, City Sewer **Ownership:** Private Owner
Occupied By: Vacant not for Rent **Possession:** Delivery of Deed
Property Disclosures: Seller's Property Disclosure, Lead Paint Disclosure
Flood Plain: Minimal Risk **Possible Usage:** Single Family
New Financing/Lending: Cash, Conventional

Elementary: Creekside
Middle/Jr.: Southern Hills
High School: Fairview
School District: Bldr Valley Dist Re2
Lot SqFt: 7,405 **Approx. Acres:** 0.17
Elec: Xcel **Water:** City of Boulder
Gas: Xcel **Taxes:** \$3,547.56/2017
PIN: **Zoning:** RES
Waterfront: No **Water Meter Inst:** Yes
Water Rights: No **Well Permit #:**
HOA: No

Bedrooms: 3 **Baths:** 1 **Rough Ins:** 0

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

All Bedrooms Conform: Yes

Rooms	Level	Length	Width	Floor
Master Bd	M	12	8	Wood
Bedroom 2	-	-	-	-
Bedroom 3	-	-	-	-
Bedroom 4	-	-	-	-
Bedroom 5	-	-	-	-
Bedroom 6	-	-	-	-
Dining room	-	-	-	-
Family room	-	-	-	-
Great room	-	-	-	-
Kitchen	M	14	9	Vinyl
Laundry	M	7	7	Tile
Living room	-	-	-	-
Rec room	-	-	-	-
Study/Office	-	-	-	-

LA: Ben Roth **Phone:** 303-956-5713 **Email:** ben@goodacreproperties.com **Fax:** 303-449-3555
LO: Goodacre & Company **Broker Phone:** 303-449-3434
TB: 2.50 **BA:** 2.50 **Buyer Excl:** No **Contract:** R **For Showings:** CSS: (303)573-7469
Min EM: \$7,500 **EM Recip:** Heritage Title Company **Lim Service:** N