

1705 Whistlepig Ln
Broomfield, CO 80020

County: Broomfield
Locale: Whistlepig
Community:

MLS#: 3976524
List Date: 04/05/17
Status Conditions: None Known
Has HOA: Yes
INV Blackout Ends:
Title Company: LAND TITLE
Financial Terms: Cash, Conventional,
Earnest \$: \$30000, LAND TITLE
Seller Type: Individual
Legal Desc: SUBD: WHISTLEPIG FILING NO 1 LOT: 3 BLOCK: 1

Status: **Active**
List Price: \$3,150,000
Original List Price: \$3,150,000
Tax ID: R1104477
Taxes: \$10,726 (2015)



Type: Detached Single Family
Architecture: Traditional
Construct Details:
Time of Completion:
Builder Name:
Heat Fuel: Gas
Heat Type: Forced Air
Cooling: Air Conditioning-Central
Other HVAC:
HVAC Detail:
Construction: Brick, Frame
Exterior: Brick
Roofing: Concrete Tile
Style: 2 Story
Year Built: 1986
Model:

Recent: 04/05/2017 : NEW

Total Beds:	5	Upper Sqft:	2,033	PSF Above Grade:	\$482.76
Total Baths:	6	Main Sqft:	4,492	PSF Total:	\$324.31
Full Baths:	5	Lower Sqft:		PSF Finished:	\$368.98
3/4 Baths:	0	Above Grade:	6,525	Bsmt Type:	Partial, Walk-Out
Half Baths:	1	Basement Sqft:	2,236	Subfloor/Foundation Type:	Structural
1/4 Baths:	0	Total Sqft:	9,713	Bsmt Finished:	Yes
Rough-in:	No	Finished Sqft:	8,537	% Fully Finished:	90%
		Other Finished Sqft:		Bsmt Ceiling Height:	8
		Other Finished Sqft Desc:			
		Measurement From:	Appraiser Measured	Date Measured:	08/07/2012

School District: Boulder Valley RE-2
Elementary: Aspen Creek K-8
School of Choice:
Jr High/Middle: Aspen Creek K-8
Sr High: Broomfield

Appliances: Central Vacuum, Convection Oven, Cook Top, Dishwasher, Disposal, Double Oven, Microwave Oven, Refrigerator (Kitchen), Self-Cleaning Oven, Stove/Range/Oven
Flooring: Carpet, Tile Floor, Wood Floors
Interior Features: Double Pane Windows, Five Piece Bath, Kitchen Island, Master Bath, Master Suite, Open Floor Plan, Pantry, Remodeled, Skylights, Smoke Free, Speakers, Built-in, Steam Room, Vaulted, Walk-in Closets, Window Coverings
Countertop Type: Granite, Laminate
Smart Home Features: Carbon Monoxide Detector, Ceiling Fans
Fireplaces: 4, Location(s): Great Room, Living Room, Master Bedroom, Rec/Bonus Room, Type(s): Wood
Exclusions: TBD - PERSONAL PROPERTY IS EXCLUDED HOWEVER BUYER AND SELLER MAY AGREE ON INCLUDING A PORTION OF THE FURNITURE AND OR FURNISHINGS.
Site Type: Agricultural

	Beds	Baths	Room Type	Dimensions	Level	Description
Upper	2	2	Bathroom (Full)		Upper	
Main	2	3	Bathroom (Full)		Upper	
Lower	1	1	Bedroom		Upper	
Bsmt	0	0	Bedroom		Upper	
			Bathroom (1/2)		Main	
			Bathroom (Full)		Main	
			Bathroom (Full)		Main	
			Bedroom		Main	
			Master Bedroom		Main	
			Bathroom (Full)		Lower	
			Bedroom		Lower	

Lot Size: 42,689
Acres: 0.98
Incorporated: R-PUD
Zoning: R-PUD
Primary Road: Paved Road
Accessed By: Private
Site Features: Adjacent to Greenbelt, Adjacent to Open Space, Cul-de-Sac, Gated Community, Irrigated, Waterfront
Site Topography: Aspens, Creek, Flat, Gently Sloping, Lake, Pond
Exterior Features: Covered Patio, Deck, Fenced Pasture, Front Porch, Maintenance Free Exterior, Patio, Pond/Lake, Professional Landscaping, Sprinkler System, Water Feature, Wraparound Porch, Yard
Views: City View, Mountain View, River/Lake View, Valley
Distance To: Bus: Light Rail: Other:
Community Website:
Community MLS#:

Walk Score: 7

Water Sources: Public
Sewer: Public
Rights: Mineral Rights, Water Rights
Faces: West

Parking & Vehicle Information

Total Spaces: 4
Amps Available:
Features: Driveway-Asphalt, Driveway-Brick, Finished, Floor Coating, Heated, Insulated, Natural Light

Type	# Spaces	Dimensions	Features
Garage (Attached)	4		

Green Features & Certifications

Solar PV: Addendum Uploaded: No

Well Type: Irrigation
Permitted Well Uses:

Well Depth:
Issued Permit #'s:

Water Tap Paid: Yes

Multiple HOA's: HOA/Mgmt Company 2 HOA/Mgmt Company 3
HOA/Mgmt Name: WHISTLEPIG OWNERS ASSOCIATION
Contact #: 303-659-5555
Website:
HOA Type: Self Managed
Fee: \$400 / Monthly
HOA Includes: Grounds Maintenance, Irrigation Water, Road Maintenance, Snow Removal
HOA Transfer Amt: HOA Transfer Based On:
Covenants:
Other Restrictions:

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

Available Options:

Current Promotions:

Public Remarks

WHISTLEPIG ESTATES ULTIMATE LAKEFRONT HOME W/ UNOBSTRUCTED MTN VIEWS* 160 ACRE GATED SUBDIVISION W. 3 LAKES* METICULOUSLY MAINTAINED* GORGEOUS PARK-LIKE BACK YARD & PRIVATE LAKE* ULTIMATE PRIVACY* EXCEPTIONAL OPPORTUNITIES FOR ENTERTAINING* GOURMET KITCHEN* GRAND OPEN FLOOR PLAN FLOODED W. NATURAL LIGHT & LAKE VIEWS FROM EVERY ROOM. MAIN FLOOR MASTER* HEATED TILE* STEAM SHOWER* WALK-IN CLOSET* 4 CAR GARAGE PLUS BOAT GARAGE FOR LAKE TOYS* FINISHED WALKOUT BSMT* 9,713 SQ. FT. HOME PLUS ADDITIONAL 780 SQ. FT. OF OPEN DECK/PATIO +2,019 COVERED DECK/PATIO* SWIM* PADDLE BOARD* FISHING* HI KING* BIKING ALL WITHIN THE PRIVATE GATED SUBDIVISION* PRIME LOCATION* OPPORTUNITY OF A LIFETIME* SPECTACULAR MOUNTAIN & LAKE VIEWS* ORIGINAL OWNER* PRIVATE LAKE USAGE* SECRETE ROOM* VIEWS VIEWS VIEWS* LOCATION* LOCATION* LOCATION*

Broker Remarks

SHOWINGS ONLY WITH PROOF OF FUNDS OF 3M OR MORE.

Directions

I-25 AND 144TH AVENUE - HEAD WEST SEVERAL MILES TO ASPEN STREET. TURN RIGHT (SOUTH) ON ASPEN AND IMMEDIATELY TURN RIGHT (WEST) INTO THE GATED ENTRANCE OF WHISTLEPIG ESTATES.

Listing Agent/Office

Name: [Kyle Roderick](#)
Office Name: [WHISTLEPIG REALTY](#)
Office Phone: 303-466-5953
Email: KYLERODERICK01@MSN.COM
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Mobile: 303-466-5953
Agent Fax:
Office Fax: 303-466-4329



Buyers Agency: 2.8%
Transaction Broker: 2.8%
Variable Comm: Yes
Listing Contract: Exclusive Right
Additional Info: Quick Possession
Possession: DELIVERY OF DEED
Submitted Prospect: No
Limited Service: No
Expiration Date: 12/31/2017

Co-Listing Agent/Office

Name:
Office Name:
Office Phone:
Email:
Phone:
Mobile:

Showing Phone: 303-573-7469

Showing Email:

Showing Notes: PREQUALIFIED BUYERS ONLY - NO SHOWINGS WITHOUT PROOF OF FUNDS. EASY TO SHOW-SELLERS EXTREMELY FLEXIBLE TO ACCOMODATE SHOWINGS.

No Show Until:



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