



Elementary: CRESTVIEW
 Middle/Jr.: CENTENNIAL
 High School: BOULDER
 School District: BLDR VALLEY DIST RE2

Lot Size: Approx Acreage:
 Electric: Xcel Water: City of Boulder
 Gas: Xcel Taxes\Yr: 995/2002
 PIN: 0100476 Zoning: RR1-E
 Waterfront: No Water Meter Inst: Yes
 Water Rights: No Well Permit #:
 HOA Fee: \$150.69/M Xfer: Yes Rsrv: Yes
 HOA Name:

Bedrooms:	2	Baths:	1	Rough Ins:	0	
BATHS	Bsmt	Lwr	Main	Upr	Adtl	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	Main	13	10	Carpet
Bedroom 2	Main	11	10	Carpet
Bedroom 3	-	-	-	-
Bedroom 4	-	-	-	-
Bedroom 5	-	-	-	-
Dining room	-	-	-	-
Family room	-	-	-	-
Great room	-	-	-	-

MLS#: 387935 PRICE: \$169,900
 ADDR: 6112 Habitat DR 2, Boulder, 80301
 ATTACHED DWELLING/RES ACTIVE
 Locale: GUNBARREL County: Boulder
 Area/SubArea: 5/3 Map Book: B - 13 - G
 Subdivision: Willowbrook
 Legal: UNIT 6112-2, PHASE 6 BLDG 15

Total SqFt All Lvl: 796 Basement SqFt: 0
 Total Finished SqFt: 796 Lower Level SqFT: 0
 Finished SqFt w/o Bsmt: 796 Main Level SqFt: 796
 Upper Level SqFT: 0 Adtl Upper Lvl: 0
 # Garage Spaces: 1 Garage Type: Carport
 Garage SqFt:
 YearBuilt: 1984 SqFt Source: Assessor records
 New Const: No Est. Comp.:
 Builder: Model:
 New Const Notes:

Remarks: Excellent 2 bedroom 1 bath condo in Willowbrook. End unit with only 1 shared wall on top (2nd) floor. Carport, Vaulted ceilings with skylight, wood fireplace with floor to ceiling masonry and wood mantle, central AC. Adjacent to 7 acre dog friendly park. Mountain views and an open deck toward park. HOA includes many amenities including snow removal, water, trash, swimming pool, tennis court, hot tub and more. Perfect starter home.

Driving Directions: Jay Rd east to Spine, Go north to white rock, go east to to habitat First right is parking go to south end of lot. another entrance at this point.

Property Features

Style - 1 Story/Ranch, **Construction** - Wood/Frame, Stone, **Roof** - Composition Roof, **Description** - 2nd Floor Condo, **Common Amenities** - Tennis, Hot Tub, Pool, Play Area, Common Recreation/Park Area, **Association Fee Includes** - Common Amenities, Trash, Snow Removal, Lawn Care, Management, Exterior Maintenance, Cable TV Available, Hazard Insurance, **Type** - Contemporary, **Outdoor Features** - Deck, **Location Description** - Corner Lot, Evergreen Trees,

Kitchen	Main	14	10	Vinyl
Laundry	-	-	-	-
Living room	Main	17	10	Carpet
Rec room	-	-	-	-
Study/Office	-	-	-	-

Location Description - Corner Lot, Evergreen Trees, Deciduous Trees, Level Lot, **Views** - Back Range/Snow Capped, 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** - Central Air Conditioning, **Inclusions** - Window Coverings, Electric Range/Oven, Dishwasher, Refrigerator, **Design Features** - Cathedral/Vaulted Ceilings, Open Floor Plan, **Fireplace** - Living Room Fireplace, **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** - Lead Paint Disclosure, **Flood Plain** - Minimal Flood or C Rating, **Pets** - Dogs Allowed, Cats Allowed, **New Financing** - Cash, Conventional, FHA, VA,

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