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Address:113 PEARL STREET **Property Type:**CONDOMINIUM **Price:$**359,900

Listing #:676720 **Bldg/Unit #:**113H **!Status:**ACTIVE **PSF:$**225.64

Backup/First: **Fin PSF:$**200.39

Area:DENVER SOUTHEAST **Parcel ID#:**680410125027027 **County:**DENVER
Sub Area:WASH PARK **Name:**WILLIAMSON ESTATE **City:**DENVER
Type:TOWNHOUSE **Architecture:**CONTEMPORARY **Zip:**80203
Style:THREE STORY **Construction:**FRAME **Year Built:**1980
Faces:EAST **Roofing Material:**COMPOSITION SHGL **Builder:**
NS Direction:NORTH **#:**100 **Car Storage:**GARAGE,DETACHED **Model:**
EW Direction:EAST **#:**600 **Car Spaces:**1 **Unit On End:**YES
Map/Section:284 - U **School District:** **Level:**
HOA Name:WILLIAMSON ESTATE **Elementary:**6320,MOORE **Taxes:$**1,543
HOA Phone:303-938-8971 **Jr High/Middle:**6172,FAIRMONT **Unincorporated:**
Total HOA Fees:$334 **Sr High:**6970,SOUTH
Fee Quoted:MONTHLY **Multiple HOAs:**NO
Fee Includes:INSURANCE,SNOW REMOVAL,EX BLG & ROOF MT,WATER/SEWER,TRASH,GROUNDS MAINT

	TOTAL	UPPER	MAIN	LOWER	BASEMENT
Bedrooms	3	3			
Baths	2	FF			
!Square Feet	1595				574

Finished Sq Ft Total:1796 **Total Sq Ft:**2169 **Date Measured:**
Basement:PARTIAL **Bsmt Finished:**PARTIALLY **%Bsmt Finished:**35

Master Bedroom: **Living Room:** **W/D Hookup In Unit:** YES
Family Room: **Dining Room:**
Study/Den: **Kitchen:**
Laundry Loc: BASEMENT **Heat:** GAS,FORCED AIR
 # Of Fireplaces: 1 **Average Utility:$**
Fireplace Loc: FAMILY ROOM **Subfloor:** SLAB

Description: AIR COND-CENTRAL,CEILING FAN,CABLE INSTALLED,DBL PANE WINDOWS,DECK,DRYER,DISPOSAL,DISHWASHER,FORMAL DINING,GARDEN AREA,HIGH SPEED ACCES,HUMIDIFIER,KITCHEN ISLAND,MASTER BATHROOM,MICROWAVE OVEN,MASTER SUITE,NEWER CARPET, NEWER PAINT,PET FREE,PATIO,REFRIGERATOR,SELF-CLEANING OV,SMOKE FREE,SKYLIGHTS,STOVE/RANGE/OVEN,1031 EXCHANGE,TILE FLOOR,UPDATED,VAULTED CEILING,VIEW MOUNTAINS,WASHER,WOOD FLOORS
!Public Remarks:NEW ROOF,ASSIGNED PKG,LNDSCPD YD,SKYLTS IN MSTR,REMODEL KIT/BA,DECORATOR COLORS,STNLSS APPLS,BRUSHED NICKEL THRUOUT,CHERRY/MAPLE WD FLRS,3RD FLR DECK OFF MSTR W/WINTER MTN VWS,HUMIDIFIER,PLENTIFUL STRG,BRIGHT W/10' CEIINGS,BEAUTIFUL CRTYD,WELL MAINTAINED.
Broker Remarks:$500 AGENT BONUS OR 3 MONTHS FREE HOA FOR ACCEPTED OFFERS BEFORE SEPTEMBER 30, 2008
Directions:FROM LINCOLN OR BROADWAY HEAD EAST ON FIRST AVENUE. TURN LEFT ON PEARL. UNIT IS ON YOUR LEFT.

Buyers Agency:2.80 **Prospect Reservation:** **Listor Phone:**303-470-9880
Trans Broker:2.80 **Limited Service:**NO **Office Phone:**303-409-1300
Variable Commission:NO **Entry Only:**NO **Showing Phone:**303-409-1300
Listor:DERREK S. PATRICK **Exclusive:**EXCLUSIVE RIGHT **Fax:**303-346-0201
Listing Office:COLDWELL BANKER RESIDENTIAL 24 **Current List Date:**07-JUL-2008 **Email:**DERREK.PATRICK@COLORADOHOMES.COM
Office ID:CBR24 **URL:**WWW.DERREKPATRICK.COM

Exclusions:PERSONAL ITEM, WASHER/DRYER & THE WINDOWCOVERINGS (BABY'S ROOM, DINING ROOM)
Earnest Check To:GUARDIAN TITLE **Minimum Earnest:$**3000

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