



176 VALLEY Rd  
Nederland, CO 80466

3 Beds • 4 Baths

2,364 Sq Ft  
\$144 / Sq Ft



**Courtesy of**  
Tania Leider  
CCIM,CIPS  
FIRE INC

**Phone:** 303-674-3004  
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**Website:** WWW.FIRE-REO.com



Listing Office: FIRE INC

M866600-RA



Upper SqFt:  
Main SqFt:  
Lower SqFt: \_\_\_\_\_ PSF  
SqFt: 2,364 \$144  
Bsmt SqFt: 840  
Total SqFt: 3,204  
Fin SqFt : 2,784 \$122  
Upper Beds:  
Main Beds:  
Lower Beds:  
Bsmt Beds: \_\_\_\_\_  
Bedrooms: 3  
Car Storage: Garage,Attached  
Car Spaces: 2

Kitchen:  
Dining Rm:  
Living Rm:  
Mstr Bed:  
Family Rm:  
Study/Den:  
Laundry Loc:  
Upper Baths: 2 TF  
Main Baths: 1 H  
Lower Baths:  
Bsmt Baths: 1 T  
Bathrooms: 4



Basement: Partial, Walk-Out  
Bsmt % Fin: Partially (50%)  
Date Measured:  
Measured By:  
Fireplace Loc:  
# of Fireplaces:  
Year Built: 1999  
Lot Size:  
Acres: 1.7

Type: Detached Single Family  
Style: Two Story  
Architecture:  
Construction: Frame  
Builder:  
Model:  
Roofing:  
Subfloor:  
Horses:

Description: Fix-Up,Lender Owned  
Public Remarks: Sold as is. Freeze damage, some mold. Cash or rehab loan only. Bordering 57 acres of open space. Open floorplan,wine cellar.See brokr remrks 4 ofr instructions. Sbmt w ofr verif of funds ltr/copy e.m check. Buyer to verify all info independently.  
Broker Remarks: www.fire-reo.com, yellow button.Comissn paid net of cncssns.If buyer=agent =0 comisn

County: Boulder N/S Dir/Num: Out Of Metro Map/Section: 741 J  
PIN: 158108007008 E/W Dir/Num: Out Of Metro Faces:  
Area: BOM Boulder Mountain Unincorporated: Zoned: F  
Sub Area: BONANZA MOUNTAIN ESTATES Taxes: \$2,988  
Directions: From hwy 119 towards Nederland, turn on Hurricane Hill to Ridge Rd to Valley Rd. Or take 72 to Ridge rd to Valley Rd

Heat: Propane, Forced Air Avg Utilities:  
Water: Well Household Sewer: Septic  
HOA Name: buyer to verify School District:  
HOA Phone: Elementary: Nederland  
HOA Quoted: Junior High: Nederland Middle/Sr  
Multiple HOAs: Senior High: Nederland Middle/Sr  
HOA Includes:

Terms: Cash  
Addl Terms:  
Min Earnest: \$10,000 Buy Agent: 2.50  
Earnest Ck To: tbd Trans Br: 2.50  
Possession: after deliver of deed Buy Br Pd By:  
Loan Bal 1: Prospect Res: No Var Comm: Yes  
Previous Price: \$339,900 Limited Service: No Curr List Date: 03/26/10  
Orig List Price: \$389,900 Entry Only: No Orig List Date: 03/26/10  
Exclusive: Exclusive Agency Current DOM: 61  
Exclusions: none Total DOM: 61

Legal: LOTS 45 & 46 BONANZA MOUNTAINESTATES PROPERTY ADDRESS: 000176 VALLEY RD

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