



Elementary: Northridge
 Middle/Jr.: Longs Peak
 High School: Longmont
 School District: ST VRAIN DIST RE 1J

Lot Size: 3611 Approx Acreage: 0.08
 Elec: City Water: City
 Gas: Xcel Taxes/Yr: \$999/2009
 PIN: R0094785 Zoning: R-1
 Waterfront: No Water Meter Inst: Yes
 Water Rights: No Well Permit #:
 HOA: No

Beds	Baths	Rough	Total
2	1	0	0
Baths	Bsmt	Lwr	Main
Full	0	0	1
3/4	0	0	0
1/2	0	0	0

All Bedrooms Conform: Yes

Rooms	Level	Length	Width	Floor
Master Bd	Main	11	11	Carpet
Bedroom 2	Main	10	10	Carpet
Bedroom 3	-	-	-	-
Bedroom 4	-	-	-	-
Bedroom 5	-	-	-	-
Dining room	-	-	-	-
Family room	-	-	-	-
Great room	-	-	-	-
Kitchen	Main	12	12	Vinyl
Laundry	-	-	-	-
Living room	Main	16	12	Carpet
Rec room	-	-	-	-
Study/Office	-	-	-	-

IREs MLS#: 630099 PRICE: \$149,900
 ADDR: 1619 Ervine Ave, Longmont, 80501
RESIDENTIAL-DETACHED **ACTIVE**
 Locale: Longmont County: Boulder
 Area/SubArea: 4/6 Map Book: B - 5 - J
 Subdivision: Woodmeadow 2
 Legal: Lot 5, Block 6
 DOM: 16

Total SqFt All Lvl: 812 Basement SqFt: 0
 Total Finished SqFt: 812 Lower Level SqFt: 0
 Finished SqFt w/o Bsmt: 812 Main Level SqFt: 812
 Upper Level SqFt: 0 Addl Upper Lvl: 0
 # Garage Spaces: 1 Garage Type: Attached
 Garage SqFt: 200
 YearBuilt: 1984 SqFt Source: Assessor Records
 New Const: No Est. Comp.:
 Builder: Model:
 New Const Notes:

MLS Comments: Cute ranch with fenced yard and nice wood decking. Vaulted ceilings. All appliances included except washer and dryer. Nice Storage unit in the back. Surrounded by large shade trees. Evaporative cooler. Cute and clean!

Driving Directions: From Francis Street turn west on Ervine, north of the intersection of Francis and 17 on Francis

Property Features

Land Size - <.25 Acre, Style - 1 Story/Ranch, Construction - Wood/Frame, Roof - Composition Roof, Outdoor Features - Storage Buildings, Deck, Location Description - Wooded Lot, Fences - Enclosed Fenced Area, Lot Improvements - Street Paved, Road Access - City Street, Basement/Foundation - No Basement, Heating - Forced Air, Cooling - Evaporative Cooler, Inclusions - Window Coverings, Electric Range/Oven, Dishwasher, Refrigerator, Design Features - Eat-In Kitchen, Cathedral/Vaulted Ceilings, Disabled Accessibility - Level Lot, Utilities - Natural Gas, Water/Sewer - City Water, City Sewer, Ownership - Private Owner, Occupied By - Owner Occupied, Possession - Delivery Of Deed, Property Disclosures - Seller's Property Disclosure, Flood Plain - Minimal Risk, Possible Usage - Single Family, New Financing/Lending - Cash, Conventional, FHA, Exclusions - Washer, Dryer, & Microwave

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 LO: Mimi Miller Realty Phone: 303-709-6990
 TB: 3.00 BA: 3.00 For Showings: 303-573-7469 css
 Buyer Excl: No Contract: T Min EM: \$2,000.00 EM Recip: Heritage Title Company LS: N
 Prepared By Mimi Miller - 9:11 AM - 6/12/2010

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