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**Address:** 167 BLUE BONNET DRIVE **Property Type:** CONDOMINIUM **Price:** \$139,900  
**Listing #:** 571781 **Bldg/Unit #:** **! Status:** ACTIVE **PSF:** \$116.49  
**Backup/First:** **Fin PSF:** \$116.49  
**Area:** BRIGHTON/FT. LUPT **Parcel ID#:** 156903302036 **County:** ADAMS  
**Sub Area:** BRIGHTON EAST FARMS **Name:** BRIGHTON EAST FAR **City:** BRIGHTON  
**Type:** TOWNHOUSE **Architecture:** CONTEMPORARY **Zip:** 80601  
**Style:** TWO STORY **Construction:** FRAME/ROCK **Year Built:** 2004  
**Faces:** WEST **Roofing Material:** COMPOSITION SHGL **Builder:** PULTE  
**NS Direction:** OUT OF METRO #:0 **Car Storage:** GARAGE, ATTACHED **Model:** TOWNHOME  
**EW Direction:** OUT OF METRO #:0 **Car Spaces:** 2 **Unit On End:**  
**Map/Section:** 139 - P **School District:** BRIGHTON **Level:** GROUND  
**HOA Name:** **Elementary:** 4560, NORTHEAST **Taxes:** \$1,909  
**HOA Phone:** **Jr High/Middle:** 4820, OVERLAND TRAIL **Unincorporated:**  
**Total HOA Fees:** \$95 **Sr High:** 4920, BRIGHTON  
**Fee Quoted:** MONTHLY **Multiple HOAs:**  
**Fee Includes:** INSURANCE, SNOW REMOVAL, EX BLG & ROOF MT, TRASH, GROUNDS MAINT

	TOTAL	UPPER	MAIN	LOWER	BASEMENT
<b>Bedrooms</b>	2	2			
<b>Baths</b>	3	FF	H		
<b>! Square Feet</b>	1201				
<b>Finished Sq Ft Total:</b> 1201		<b>Total Sq Ft:</b> 1201		<b>Date Measured:</b> 10-SEP-2007	
<b>Basement:</b> NONE		<b>Bsmt Finished:</b>		<b>%Bsmt Finished:</b>	
<b>Master Bedroom:</b> 21X15 UPPER LEVEL		<b>Living Room:</b> 19X16		<b>W/D Hookup In Unit:</b> YES	
<b>Family Room:</b>		<b>Dining Room:</b>			
<b>Study/Den:</b>		<b>Kitchen:</b> 11X10			
<b>Laundry Loc:</b> UPPER LEVEL		<b>Heat:</b> GAS, FORCED AIR			
<b># Of Fireplaces:</b>		<b>Average Utility:</b> \$			
<b>Fireplace Loc:</b>		<b>Subfloor:</b>			

**Description:** AIR COND-CENTRAL, BACKS TO GREENBT, CABLE AVAILABLE, CEILING FAN, DBL PANE WINDOWS, DISPOSAL, DISHWASHER, GARAGE DR OPENER, GREAT ROOM, HIGH SPEED ACCES, MASTER BATHROOM, MICROWAVE OVEN, MASTER SUITE, NEWER CARPET, NEWER PAINT, PARK ADDL OFF ST, PLAYGROUND AREA, QUICK POSSESSION, REFRIGERATOR, SMOKE ALARM, STOVE/RANGE/OVEN, VAULTED CEILING, WINDOW COVERINGS, WALK-IN CLOSETS, WALL/WALL CARPET

**! Public Remarks:** BEAUTIFUL NEAR NEW CONDO\*LRG KITCH W/LOTS CAB AND COUNTER SPACE\*BIG LIVING RM\*VAULTD MSTR W/PRVT 4PC BATH PLUS W/I CLOSET\*UPSTRS LAUNDRY\*LOTS STORGE\*2 CAR GAR W/OPENR\*QUIET INTERIOR LOCATION\*LUSH WALKING PATHS/PARK W /PLAYGROUND/BASKETBALL COURT\*A MUST SEE!

**Broker Remarks:** NEAR NEW, SPOTLESS, BARELY LIVED IN! A MUCH BETTER PRICE THAN BUILDING NEW!

**Directions:** I-76 TO BROMLEY \* GO WEST TO FRONTAGE ROAD \* NORTH ON FRONTAGE ROAD TO BRIDGE ST \* WEST ON BRIDGE TO 42ND AVE \* NORTH TO ALYSSUM PRIVATE DR \* WEST TO BLUE BONNETT PRIVATE DR \* PARK IN GUEST SPACES LEFT SIDE OF ALYSSUM\*

**Buyers Agency:** 2.80 **Prospect Reservation:** **Listor Phone:** 303-549-5953  
**Trans Broker:** 2.80 **Limited Service:** NO **Office Phone:** 303-379-3080  
**Variable Commission:** YES **Entry Only:** NO **Showing Phone:** 303-573-7469  
**Listing Office:** MB LIGHTNING REALTY **Exclusive:** EXCLUSIVE RIGHT **Fax:** 775-295-0711  
**Office ID:** MBS1V **Current List Date:** 20-SEP-2007 **Email:**  
**URL:**

**Exclusions:** INCLUDE WINDOW COVERINGS AND REFRIGERATOR!

**Earnest Check To:** TITLE AMERICA, LLC.

**Minimum Earnest:** \$2500