

Residential Full

12153 Melody Dr #303
Westminster, CO 80234

County: Adams
Locale: Cottonwood Villas
Community:



MLS#: 4702989
List Date: 10/12/17
Sold Date: 11/17/17
Under Contract Date: 10/18/17
CDOM: 6
Concession Amount: \$1,500
Status Conditions: None Known
Has HOA: Yes
INV Blackout Ends:
Title Company: Heritage Title
Financial Terms: Cash, Conventional, VA, 2000, Heritage Title
Earnest \$:
Seller Type: Corporation/Trust
Legal Desc: CONDO: COTTONWOOD VILLAS UNIT:303 DESC:BLDG 21

Status: **Sold**
List Price: \$170,000
Sold Price: \$175,500
Appraised Value:
Original Price: \$170,000
Tax ID: R0024635
Taxes: \$692 (2016)

Type: Attached Single Family
Architecture:
Construct Details:
Time of Completion:
Builder Name:
Heat Fuel: Gas
Heat Type: Forced Air
Cooling: Air Conditioning-Central, Other
Other HVAC:
HVAC Detail:
Construction: Frame
Exterior: Stucco
Roofing: Composition Shingles

Floors in Unit: 1
Units in Building:
Style Characteristics:
Unit Level:
End Unit:
Complex Name:

Sold Information

Selling Broker ID: [042054](#)
Selling Office: [Your Castle Real Estate Inc](#)
Sold Term: Conventional
Concessions: Buyer Closing Costs/Seller Points Paid
Buyer Broker Paid By: Listor/Seller
Broker Closing Comments:

Total Beds:	3	Upper Sqft:		PSF Above Grade:	\$161.16
Total Baths:	2	Main Sqft:		PSF Total:	\$161.16
Full Baths:	2	Lower Sqft:		PSF Finished:	\$161.16
3/4 Baths:	0	Above Grade:	1,089	Bsmt Type:	None
Half Baths:	0	Basement Sqft:		Subfloor/Foundation Type:	
1/4 Baths:	0	Total Sqft:	1,089	Bsmt Finished:	
Rough-in:	No	Finished Sqft:	1,089	% Fully Finished:	
		Other Finished Sqft:		Bsmt Ceiling Height:	
		Other Finished Sqft Desc:			
		Measurement From:	County Records	Date Measured:	10/11/2017

School District: Adams 12 5 Star Schl
Elementary: Arapahoe Ridge
School of Choice:
Jr High/Middle: Silver Hills
Sr High: Mountain Range

Appliances:
Flooring:
Interior Features:
Countertop Type:
Smart Home Features:
Laundry:
Fireplaces: 1, Location(s):
Exclusions: staging furniture
Site Type:

	Beds	Baths	Room Type	Dimensions	Level	Description
Upper	0	0	Bathroom (Full)		Main	
Main	3	2	Bathroom (Full)		Main	
Lower	0	0	Bedroom		Main	
Bsmt	0	0	Bedroom		Main	
			Bedroom		Main	

Lot Size: Walk Score: 57
Acres: Lot #:
Incorporated: Land MLS #:
Zoning: Primary Road: Paved Road
Water Sources:
Sewer:
Gas:
Gas Type:
Other Available Utilities:
Rights:
Site Features:
Vegetation:
Exterior Features:
Views:
Distance To: Bus: Light Rail: Other:
Community Website:
Community MLS#:

Rentals Allowed:
Reports Available:

Parking & Vehicle Information

Total Spaces: 1 Amps Available: Features:

Type	# Spaces	Dimensions	Features
Reserved	1		

Green Features & Certifications

Solar PV: Addendum Uploaded: No

Multiple HOA's: HOA/Mgmt Name: Harmony Management HOA/Mgmt Company 2 HOA/Mgmt Company 3
Contact #: 720-255-2990
Website: http://harmonymanagement.biz/
HOA Type: Professionally Managed
Fee: \$300 / Monthly
HOA Includes: Clubhouse, Common Area Grounds Maintenance, Community Pool, Exterior Maintenance w/ Roof, Insurance, Sewer, Snow Removal, Trash Removal, Water
HOA Transfer Amt: HOA Transfer Based On:
Covenants:
Other Restrictions:
Special Assessment Desc:

Partial Owner Type: Not Applicable Available Week(s):
Owner Type: Remarks:
Partial Ownership Amount:

Available Options:

Current Promotions:

Public Remarks

WOW - EVERYTHING YOU COULD EVER WANT UNDER \$175K. 3 BEDS, 2 FULL BATHS, COMPLETELY UPDATED. QUICK GRAB THE KEYS - COME SEE THIS ONE BEFORE IT'S GONE!

Broker Remarks

PLEASE TEXT AGENT. No weekend deadlines for acceptance. Please link and email ctme offers to nick@frontiercapitalgoup.net. Listing agent has financial interest in selling entity. Buyer's Broker/Buyer to verify all MLS info. Info shall be deemed accurate but not guaranteed. ** Seller will be "Frontier Properties LLC by Nicholas J Evans, Manager".

Directions

Heading on I-25 towards 120th Ave: Exit on 120th Ave/CO-128 W, turn right on Melody Drive, building is on the left

Listing Agent/Office

Name: [Nick Evans](#)
Office Name: [Keller Williams Integrity Real Estate LLC](#)
Office Phone: 303-722-3300
Email: nick@frontiercapitalgroup.net
Phone: 303-506-5008
Mobile: 303-506-5008
Agent Fax:
Office Fax: 303-388-0779
Co-Listing Agent/Office
Name:
Office Name:
Office Phone:
Email:
Phone:
Mobile:
Showing Phone: 303-573-7469
Showing Email:
Showing Notes:
No Show Until:



Buyers Agency: 2.5%
Transaction Broker: 2.5%
Variable Comm: No
Listing Contract: Exclusive Right
Additional Info:
Possession: Delivery of Deed
Submitted Prospect: No
Expiration Date:



Chris Lopez
Your Castle Real Estate Inc
chlopez1982@gmail.com
Ph: 303-523-3837

12153 Melody Dr #303
Westminster, CO 80234
MLS # 4702989
Keller Williams Integrity Real Estate
LLC

Abv Grd SqFt 1,089
Beds 3
Baths 2

Sold Price \$175,500
Status Sold
Status Conditions None Known





REcolorado



REcolorado



REcolorado



REcolorado



REcolorado



REcolorado



REcolorado



REcolorado



REcolorado



REcolorado



REcolorado



REcolorado



REcolorado



REcolorado



REcolorado



