



**\$349,000**

1668 MOUNTAIN MAPLE Ave  
Highlands Ranch, CO 80129

MLS# 949972  
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2,229 Sq Ft  
\$157 / Sq Ft

Front View



Close-Up Front Door



West Side Rear View



South Side Rear View



South Side Rear View



Covered Deck Off Kitchen & Family Rooms



View from Bridge into Living Room



**Courtesy of:**  
Tom Cryer

THE KENTWOOD COMPANY

**Phone:** 303-638-3202  
**Office:** 303-773-3399  
**Fax:** 303-773-1203  
**Email:** TCRYER@DENVERREALESTATE.COM  
**Website:** WWW.TOMCRYER.COM



Listing Office: THE KENTWOOD COMPANY

M949972-RA





View from Dining Room to Bridge  
Across Living Room



Dining Room from Living Room



Kitchen from Nook



Main Bathroom off Bridge



Main Level Powder Room



Walkout Level Bathroom



Five Piece Master Bathroom



Bedroom 2



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Bedroom 3



Bedroom 4



Laundry Room



Walkout Level Finished



Three Car Oversized Garage



Spring Gulch Park



Spring Gulch Park



Spring Gulch Park



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Upper SqFt: 1,129  
Main SqFt: 1,100  
Lower SqFt: \_\_\_\_\_ PSF  
SqFt: 2,229 \$157  
Bsmt SqFt: 1,086  
Total SqFt: 3,315  
Fin SqFt : 3,234 \$108  
Upper Beds: 4  
Main Beds:  
Lower Beds:  
Bsmt Beds: 1  
Bedrooms: 5  
Car Storage: Garage,Attached,Oversized  
Car Spaces: 3

Kitchen: 16x10  
Dining Rm: 12x10  
Living Rm: 14x18  
Mstr Bed: 16x16 U  
Family Rm: 16x16 M  
Study/Den:  
Laundry Loc: M  
Upper Baths: 2 FF  
Main Baths: 1 H  
Lower Baths:  
Bsmt Baths: 1 T  
Bathrooms: 4



Basement: Full, Walk-Out  
Bsmt % Fin: Fully (93)%  
Date Measured: 11/20/10  
Measured By: County Records  
Fireplace Loc: Family Room  
# of Fireplaces: 1  
Year Built: 1995  
Lot Size: 6534  
Acres: .15

Type: Detached Single Family  
Style: Two Story  
Architecture: Traditional  
Construction: Frame  
Builder: HIGHVIEW SANFORD  
Model: FOUR BEDROOM  
Roofing: Composition Shingles  
Subfloor: Slab  
Horses:

**Description:** Air Condition-Central,Balcony,Cable Installed,Corp Owned Relo,Deck,Dryer,Disposal,Dishwasher,Eating Space/Kitchen,Formal Dining,Fence,Five Piece Bath,Garden Area,Garage Door Opener,Gas Logs,High Speed Access,Master Suite,Newer Carpet,Patio,Quick Possession,Refrigerator,Sprinkler,Stove/Range/Oven,View Mountains,Washer,Window Coverings,Wood Floors,Work Shop,Water Softener,Wall to Wall Carpet  
**Public Remarks:** Beautiful Highview by Sanford located on a quiet street, 1-block to Spring Gulch Park, on the bike trail, walking distance to Coyote Creek, Ranch View & Thunderridge and a fully finished walkout basement to a very private high fence backyard. A MUST SEE!

**Broker Remarks:** FIVE MINUTE VIDEO ON YOUTUBE, CORPORATE SELLER WANTS IT CLOSED BY END OF 2010!

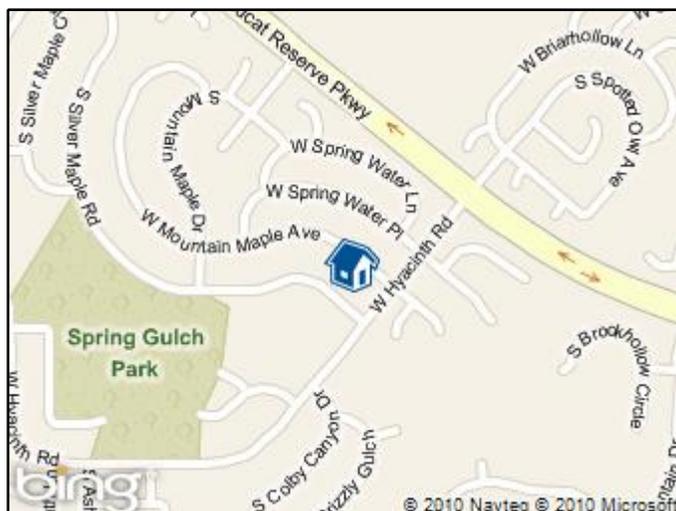
**County:** Douglas **N/S Dir/Num:** South 10600 **Map/Section:** 404 J  
**PIN:** 680616213003 **E/W Dir/Num:** West 1600 **Faces:** Northeast  
**Area:** DHL Doug/high/lonetr **Unincorporated:** Yes **Zoned:** PDU  
**Sub Area:** HIGHLANDS RANCH WESTRIDGE **Taxes:** \$2,675  
**Directions:** Broadway S. to Wildcat Reserve Pkwy. Then W. to Hyacinth Rd. Then S. to Mountain Maple Avenue. Then West to Property on S. Side. MAP 404-J. Show your buyers Spring Gulch Park, Coyote Elementary & Westridge R.C.

**Heat:** Gas, Forced Air **Avg Utilities:**  
**Water:** Community **Sewer:** Community  
**HOA Name:** HRCA **School District:** Douglas County  
**HOA Phone:** 303-471-8958 **Elementary:** Coyote Creek  
**HOA Quoted:** \$125, Quarterly **Junior High:** Ranch View  
**Multiple HOAs:** No **Senior High:** Thunderridge  
**HOA Includes:** Clubhouse With Fitness,Community Pool,Tennis Courts,Grounds Maintenance

**Terms:** Conventional,FHA,VA,Cash,Down Pmt Assistance  
**Addl Terms:** Relocation Addendums  
**Min Earnest:** \$5,000  
**Earnest Ck To:** STEWART TITLE - DOCS IN PRIMEACCESS  
**Possession:** UPON CLOSING & FUNDING  
**Loan Bal 1:**  
**Previous Price:**  
**Orig List Price:** \$349,000  
**Exclusive:** Exclusive Right  
**Exclusions:** NONE  
**Legal:** LOT 104 HIGHLANDS RANCH #110-J.151 AML

**Buy Agent:** 0.28  
**Trans Br:** 0.28  
**Buy Br Pd By:**  
**Var Comm:** Yes  
**Curr List Date:** 11/20/10  
**Orig List Date:** 08/17/10  
**Current DOM:**  
**Total DOM:** 95

**Name:** Tom Cryer **Listing Office:** THE KENTWOOD COMPANY  
**Agent Ph:** 303-638-3202 **Office ID:** MOO34  
**Office Ph:** 303-773-3399 **Email:** TCRYER@DENVERREALESTATE.COM  
**Fax:** 303-773-1203 **Website:** WWW.TOMCRYER.COM  
**Showing Ph:** 303-773-3399



### Property Information

<b>PIN:</b>	680616213003	<b>Owner Occupied:</b>	Y
<b>County Pin:</b>	222916213003	<b>Assessor Date:</b>	SPRING 2010

### Owner Information

<b>Owner:</b>	WILLIAM MAGROGAN	<b>Sale Price:</b>	\$309,000
<b>Co-Owner:</b>	RENE MAGROGAN	<b>Sale Date:</b>	05/28/03
<b>Owner Address:</b>	1668 MOUNTAIN MAPLE AVE HIGHLANDS RANCH, CO 80129-5439	<b>Previous Price:</b>	\$199,900
		<b>Previous Date:</b>	09/30/97

### Land Information

<b>Subdivision Name:</b>	HIGHLANDS RANCH FILING 110J	<b>Census Track:</b>	08035014121
<b>Schedule #:</b>	R0380234	<b>Latitude:</b>	39.529356
<b>Property Type:</b>	Residential	<b>Longitude:</b>	-105.010304
<b>Zoning:</b>	PDU	<b>Acres:</b>	0.1500
<b>Lot Size:</b>	6534		
<b>Improvement Code:</b>			
<b>Land Code:</b>			
<b>Legal:</b>	LOT 104 HIGHLANDS RANCH #110-J.151 AM/L		

### Property Characteristics

<b>Year of Construction:</b>	1995	<b>Garage Type:</b>	Attached
<b>Style:</b>	2 - Story	<b>Garage SqFt:</b>	651
<b>Beds:</b>	4	<b>Heat Type:</b>	Forced Air
<b>Baths:</b>	3.00	<b>Heat Fuel:</b>	
<b>Roof Cover:</b>	Comp Shingles	<b>Construction:</b>	Frame
<b>Stories:</b>	2.0	<b>Basement Type:</b>	Walkout
<b>SqFt:</b>	2,229	<b>Basement SqFt:</b>	1,086
<b>Fireplace:</b>	1	<b>Basement Fin SqFt:</b>	1,005

### Taxes

<b>Tax Year:</b>	2009	<b>Prior Tax Delinquency:</b>	N
<b>Taxes Paid:</b>	\$2,674.70	<b>Land Value:</b>	\$95,000
<b>Annual Taxes:</b>	\$2,674.70	<b>Assessed Value:</b>	\$28,080
<b>Tax Liens:</b>	N	<b>Value Total:</b>	\$352,777
<b>Tax District:</b>	0739		