

Prepared For
Homestead in the Willows 1st Quarter 2011 Report
Sunday, May 22, 2011



Prepared By
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Denver's Ambassador to Fine Homes, Great Communities & Lifestyles!



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Market Summary

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For Sale

Mls	Address	City	Beds	Baths	Price	DOM	SqFt	\$/SqFt
989884	6982 E Appleton Cir	Centennial	3	3	\$219,000	33	1408	\$156
987127	7169 E Briarwood Dr	Centennial	4	4	\$225,000	44	1408	\$160
970748	7162 S Poplar St	Centennial	3	4	\$285,000	93	2276	\$125
977490	6048 E Briarwood Cir	Centennial	3	3	\$309,900	68	1995	\$155
981339	7183 S Poplar St	Centennial	3	3	\$309,900	308	2590	\$120
988360	7110 S Poplar Ct	Centennial	3	3	\$314,900	35	2276	\$138
976155	6971 S Niagara Ct	Centennial	3	3	\$319,500	264	1742	\$183
978066	7127 E Costilla Dr	Centennial	3	3	\$349,500	68	2016	\$173
989447	5976 E Briarwood Cir	Centennial	2	4	\$359,900	32	2496	\$144
998613	7507 E Long Cir	Centennial	5	4	\$369,000	220	2173	\$170
990994	7521 S Willow Cir	Centennial	4	3	\$379,000	58	2499	\$152
999113	6721 S Kearney Ct	Centennial	4	4	\$399,900	3	2965	\$135
974843	6843 S Leyden Ct	Centennial	4	3	\$425,000	76	2246	\$189
977743	6973 S Olive Way	Centennial	4	3	\$435,000	197	2456	\$177
980961	6942 E Costilla Pl	Centennial	6	4	\$549,900	195	2436	\$226
987831	7182 S Olive Way	Centennial	4	4	\$610,000	37	2476	\$246
994282	7271 S Jersey Ct	Centennial	4	4	\$620,000	17	2598	\$239
983851	7157 S Niagara Ct	Centennial	5	5	\$999,900	111	3150	\$317

<< Average Price: \$415,572 - SqFt: 2289 - \$/SqFt: \$182 - DOM: 103 >>

Pending Sale

Mls	Address	City	Beds	Baths	Price	DOM	SqFt	\$/SqFt
982767	6388 E Hinsdale Ave	Centennial	3	4	\$249,000	52	1654	\$151
994729	6193 E Hinsdale Ave	Centennial	3	2	\$284,000	16	1194	\$238
997200	7457 S Ivy Way	Centennial	7	4	\$285,000	9	2246	\$127
990228	7373 S Ivy Way	Centennial	4	4	\$339,000	136	2246	\$151
986287	7299 S Ivanhoe Ct	Centennial	4	4	\$396,900	110	2422	\$164



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967063	6017 E Briarwood Cir	Centennial	4	3	\$440,000	104	2764	\$159
980132	7265 S Newport Way	Centennial	4	3	\$499,000	293	2422	\$206
998747	7235 S Newport Way	Centennial	5	3	\$500,000	4	2436	\$205

<< Average Price: \$374,112 - SqFt: 2173 - \$/SqFt: \$172 - DOM: 90 >>

Recently Sold

Mls	Address	City	Beds	Baths	Price	DOM	SqFt	\$/SqFt
948509	7238 E Appleton Cir	Centennial	4	3	\$215,000	15	1544	\$139
920296	6010 E Hinsdale Ct	Centennial	3	3	\$235,400	92	1320	\$178
807115	7347 S Ivy Way	Centennial	3	3	\$250,000	140	1749	\$143
978175	7425 S Ivy Way	Centennial	4	4	\$250,280	19	1749	\$143
947530	6154 E Hinsdale Ave	Centennial	3	3	\$258,000	165	1676	\$154
958169	6092 E Hinsdale Ave	Centennial	3	4	\$268,000	9	1676	\$160
924529	7273 E Hinsdale Pl	Centennial	3	3	\$282,000	111	1962	\$144
956218	5936 E Briarwood Cir	Centennial	3	4	\$283,200	190	2396	\$118
883048	7109 S Poplar Ln	Centennial	4	3	\$315,900	29	1799	\$176
958482	7061 S Newport St	Centennial	4	3	\$316,000	6	2422	\$130
949781	7137 S Poplar Ln	Centennial	3	3	\$315,000	80	2276	\$138
935358	5925 E Briarwood Cir	Centennial	4	3	\$323,000	134	2688	\$120
972776	6806 S Locust Ct	Centennial	3	3	\$325,000	7	1749	\$186
883839	7242 S Jersey Ct	Centennial	4	3	\$330,000	75	2199	\$150
904032	7256 S Ivanhoe Ct	Centennial	5	3	\$335,000	131	1448	\$231
917806	7239 E Geddes Pl	Centennial	3	3	\$343,470	0	1962	\$175
870624	7157 S Magnolia Cir	Centennial	4	3	\$321,488	44	2150	\$150
931082	6829 S Niagara Ct	Centennial	3	3	\$349,000	20	1740	\$201
962625	6766 S Magnolia Ct	Centennial	3	4	\$357,000	30	1749	\$204
901421	6931 E Costilla Pl	Centennial	4	3	\$364,070	36	1448	\$251
971728	6402 E Costilla Pl	Centennial	3	3	\$375,000	8	1749	\$214
903305	8781 E Kettle Cir	Centennial	6	3	\$377,700	239	2492	\$152



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905647	6835 S Pontiac Ct	Centennial	4	3	\$382,900	5	2074	\$185
890877	6068 E Briarwood Cir	Centennial	3	3	\$393,000	18	2657	\$148
929414	7751 S Spruce St	Centennial	4	4	\$422,200	60	2193	\$193
973081	7175 S Oneida Cir	Centennial	4	3	\$425,000	221	2422	\$175
925490	6086 E Geddes Cir	Centennial	5	4	\$430,000	75	2803	\$153
986229	7178 S Magnolia Cir	Centennial	5	3	\$430,000	0	2435	\$177
879445	6920 S Olive Way	Centennial	4	4	\$449,900	12	2151	\$209
958894	7470 S Newport Way	Centennial	4	3	\$450,000	43	2436	\$185
857234	6899 E Costilla Cir	Centennial	5	4	\$452,500	55	2246	\$201
905869	7138 S Magnolia Cir	Centennial	5	3	\$475,000	104	2437	\$195
892754	7191 S Olive Way	Centennial	4	3	\$476,280	56	2205	\$216
861063	7114 S Newport Way	Centennial	4	4	\$489,000	81	2205	\$222
926112	6953 S Pontiac Ct	Centennial	4	3	\$510,000	103	2436	\$209
961984	7327 S Newport Way	Centennial	4	3	\$511,200	2	2552	\$200
878068	7251 S Pontiac Way	Centennial	4	3	\$517,700	5	2386	\$217
908291	7213 E Hinsdale Pl	Centennial	5	4	\$595,600	0	2964	\$201
978839	7239 E Geddes Pl	Centennial	5	5	\$630,000	15	2720	\$232
974518	7076 S Niagara Ct	Centennial	5	5	\$635,550	171	2720	\$234
867489	6952 E Fremont Pl	Centennial	5	4	\$708,000	33	3264	\$217
873593	7274 S Niagara Cir	Centennial	6	4	\$820,000	345	3161	\$259

<< Average Price: \$404,603 - SqFt: 2200 - \$/SqFt: \$184 - DOM: 71 >>



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Sold Price Analysis

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Address	Sold Dt	Concession	Sold Price	Orig.Price	Net Price	Diff%	DOM	SqFt	\$/SqFt
7238 E Appleton Cir	12/28/10	\$0	\$215,000	\$219,900	\$215,000	97.8%	15	1544	\$139
6010 E Hinsdale Ct	09/27/10	\$9,600	\$245,000	\$278,000	\$235,400	84.7%	92	1320	\$178
7347 S Ivy Way	08/06/10	\$0	\$250,000	\$324,900	\$250,000	76.9%	140	1749	\$143
7425 S Ivy Way	05/16/11	\$6,000	\$256,280	\$245,000	\$250,280	102.2%	19	1749	\$143
6154 E Hinsdale Ave	01/20/11	\$1,000	\$259,000	\$279,500	\$258,000	92.3%	165	1676	\$154
6092 E Hinsdale Ave	03/08/11	\$0	\$268,000	\$269,000	\$268,000	99.6%	9	1676	\$160
7273 E Hinsdale Pl	10/05/10	\$0	\$282,000	\$348,500	\$282,000	80.9%	111	1962	\$144
5936 E Briarwood Cir	03/04/11	\$1,800	\$285,000	\$339,900	\$283,200	83.3%	190	2396	\$118
7109 S Poplar Ln	06/29/10	\$0	\$315,900	\$369,900	\$315,900	85.4%	29	1799	\$176
7061 S Newport St	01/21/11	\$0	\$316,000	\$299,900	\$316,000	105.4%	6	2422	\$130
7137 S Poplar Ln	04/05/11	\$5,000	\$320,000	\$335,000	\$315,000	94.0%	80	2276	\$138
5925 E Briarwood Cir	03/10/11	\$0	\$323,000	\$379,900	\$323,000	85.0%	134	2688	\$120
6806 S Locust Ct	04/29/11	\$0	\$325,000	\$329,900	\$325,000	98.5%	7	1749	\$186
7242 S Jersey Ct	08/27/10	\$5,000	\$335,000	\$374,900	\$330,000	88.0%	75	2199	\$150
7256 S Ivanhoe Ct	08/13/10	\$5,000	\$340,000	\$349,000	\$335,000	96.0%	131	1448	\$231
7239 E Geddes Pl	08/17/10	\$1,530	\$345,000	\$360,000	\$343,470	95.4%	0	1962	\$175
7157 S Magnolia Cir	07/02/10	\$25,012	\$346,500	\$359,900	\$321,488	89.3%	44	2150	\$150
6829 S Niagara Ct	11/03/10	\$1,000	\$350,000	\$369,000	\$349,000	94.6%	20	1740	\$201
6766 S Magnolia Ct	03/25/11	\$0	\$357,000	\$379,900	\$357,000	94.0%	30	1749	\$204
6931 E Costilla Pl	08/31/10	\$7,430	\$371,500	\$389,000	\$364,070	93.6%	36	1448	\$251
6402 E Costilla Pl	03/28/11	\$0	\$375,000	\$390,000	\$375,000	96.2%	8	1749	\$214
8781 E Kettle Cir	08/27/10	\$4,300	\$382,000	\$420,000	\$377,700	89.9%	239	2492	\$152
6835 S Pontiac Ct	08/12/10	\$2,000	\$384,900	\$384,900	\$382,900	99.5%	5	2074	\$185
6068 E Briarwood Cir	07/29/10	\$0	\$393,000	\$409,000	\$393,000	96.1%	18	2657	\$148
7751 S Spruce St	10/22/10	\$300	\$422,500	\$450,000	\$422,200	93.8%	60	2193	\$193
7175 S Oneida Cir	04/07/11	\$0	\$425,000	\$449,900	\$425,000	94.5%	221	2422	\$175
6086 E Geddes Cir	12/17/10	\$0	\$430,000	\$509,900	\$430,000	84.3%	75	2803	\$153
7178 S Magnolia Cir	05/16/11	\$0	\$430,000	\$445,000	\$430,000	96.6%	0	2435	\$177
6920 S Olive Way	06/14/10	\$0	\$449,900	\$459,900	\$449,900	97.8%	12	2151	\$209
7470 S Newport Way	03/29/11	\$0	\$450,000	\$489,900	\$450,000	91.9%	43	2436	\$185
6899 E Costilla Cir	05/25/10	\$4,500	\$457,000	\$494,900	\$452,500	91.4%	55	2246	\$201
7138 S Magnolia Cir	11/18/10	\$0	\$475,000	\$500,000	\$475,000	95.0%	104	2437	\$195



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7191 S Olive Way	07/30/10	\$0	\$476,280	\$509,000	\$476,280	93.6%	56	2205	\$216
7114 S Newport Way	06/24/10	\$0	\$489,000	\$519,000	\$489,000	94.2%	81	2205	\$222
6953 S Pontiac Ct	01/14/11	\$0	\$510,000	\$574,000	\$510,000	88.9%	103	2436	\$209
7327 S Newport Way	03/01/11	\$0	\$511,200	\$520,000	\$511,200	98.3%	2	2552	\$200
7251 S Pontiac Way	06/04/10	\$1,300	\$519,000	\$529,900	\$517,700	97.7%	5	2386	\$217
7213 E Hinsdale Pl	08/27/10	\$4,400	\$600,000	\$668,000	\$595,600	89.2%	0	2964	\$201
7239 E Geddes Pl	05/06/11	\$0	\$630,000	\$647,000	\$630,000	97.4%	15	2720	\$232
7076 S Niagara Ct	04/29/11	\$1,450	\$637,000	\$645,000	\$635,550	98.5%	171	2720	\$234
6952 E Fremont Pl	05/28/10	\$7,000	\$715,000	\$724,900	\$708,000	97.7%	33	3264	\$217
7274 S Niagara Cir	06/11/10	\$0	\$820,000	\$1,000,000	\$820,000	82.0%	345	3161	\$259

<< Ave Net Price: \$404,603 - Olp: \$436,695 - Concession: \$2,229 - Diff%: 92.7 - SqFt: 2200 - \$/SqFt: \$184 - DOM: 71 >>



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6982 E Appleton Cir
\$219,000 3 Br 3 Ba 1408 SqFt **\$156** \$/SqFt



7169 E Briarwood Dr
\$225,000 4 Br 4 Ba 1408 SqFt **\$160** \$/SqFt

This Is A Must; This Beautiful Townhome Is An End Unit With Great Upgrades. Wood Floors On Main Level, Designer Tones and A Gas Fireplace. Large Master W/Vaulted Ceilings.



7162 S Poplar St
\$285,000 3 Br 4 Ba 2276 SqFt **\$125** \$/SqFt

Very Nice Home*Clean and Tidy*Great Vaulted Floorplan*Main Floor Master With 5pc Plus Two Large Bedrooms Up and Full Bath*Nice Greenbelt Off Formal Dining Room*Private Patio Off Master Suite*Finished Basement With Enormous Family Room/Office Set Up/Game Rooms Plus Bath*Huge Unfinished Storage Room*Great Community With Pool and Tennis Just Steps Away*You May Want To Update and At This ...



6048 E Briarwood Cir
\$309,900 3 Br 3 Ba 1995 SqFt **\$155** \$/SqFt

Open Floor Plan, Vaulted Ceilings, Loft Or Den, Main Floor Study Or Bedroom, Main Floor Laundry, Lots Of Sunlight, Huge Master Suite With Large Soaking Tub, Great Finished Basement With Large Rec Room Or Theater Area, Large Office, 2001 New Furnace and A/C, Best Setting In Trees and Park Like Greenbelt, Neighborhood Pool



7183 S Poplar St
\$309,900 3 Br 3 Ba 2590 SqFt **\$120** \$/SqFt

Gorgeous Maintenance Free Living At Homestead In The Willows. This Immaculate Home Has A Superb Location, New Carpet, Fresh Paint, Wood Floors, Spacious Master Suite and Huge Upstairs Laundry Room. Sunfilled Breakfast Room and Much More!



7110 S Poplar Ct
\$314,900 3 Br 3 Ba 2276 SqFt **\$138** \$/SqFt

Best Interior Cul-De-Sac Location, Mature Trees and Shrubs, Surrounded By Greenbelt Makes For Private Feel, Very Clean and Neat, Plantations Shutters, Main Floor Master and Laundry, Large Vaulted Great Room With Gas Logs, Covered Patio, Newer Furnace and A/C



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6971 S Niagara Ct
\$319,500 3 Br 3 Ba 1742 SqFt **\$183** \$/SqFt

Fantastic Opportunity In Homestead In The Willows; This 3 Br Home Offers Spacious Views Of The Mountains In The Area's Finest Neighborhood. Walk To Pool and Tennis . Prestigious Homestead Elementary - `excellent` Rating . Upgrades Galore!



7127 E Costilla Dr
\$349,500 3 Br 3 Ba 2016 SqFt **\$173** \$/SqFt

New Dimensional Shingle Roof Is Being Installed With New Gutters and Downspouts! Brand New Carpet and Interior Paint. Exterior Paint Is Less Than One Year Old. Beautiful Limestone Entry Tiles. Remodeled Kitchen With Cherry Cabinets and Corian Counter Tops. Elegant New Front Doors. The Large Flat Back Yard Is Shaded From The Afternoon Summer Sun. SW Facing Driveway Benefits From Solar ...



5976 E Briarwood Cir
\$359,900 2 Br 4 Ba 2496 SqFt **\$144** \$/SqFt

Dramatic Floor Plan*Vaulted Great Rm With Fp*Main Floor Mstr Br*Corian Counter In Kit*Bay Window Accents Kit Dining Area*Fresh Paint*Complete New Half Ba*2nd Floor Br and Large Loft*Amazing Storage/Closet Space Must C Gar.



7507 E Long Cir
\$369,000 5 Br 4 Ba 2173 SqFt **\$170** \$/SqFt

Fall In Love! Charming Home! Stunning Remodel Featuring: Newer Roof, Furnace, Windows, Carpet, Baths, Appliances, Lovely Open Sunny Kitchen*Finished Walkout*Romantic Gardens and Dual Decks Across The Back*Cherry Creek School*Minutes To Light Rail/Dtc/Downtown



7521 S Willow Cir
\$379,000 4 Br 3 Ba 2499 SqFt **\$152** \$/SqFt

Just Remodeled Great Price Waterbury Model 4 Oversized Bedrooms Large Cul De Sac Lot*Brand New Cabinets, Hardwood Flooring, Stainless Appliances, New Roof, Driveway, Exterior and Interior Paint, Clean, 2 Minutes From Light Rail and Ikea, Pool and Park



6721 S Kearney Ct
\$399,900 4 Br 4 Ba 2965 SqFt **\$135** \$/SqFt

Spacious Main Floor Master, Open Plan, Vaulted Loft, Main Floor Study, Granite, Stainless Appliances, Glass Cook Top, Great Room, 2nd Master Bedroom Upstairs, 5 Piece Bath, Huge Finished Walk Out Basement, End Of Cul-De-Sac, Flagstone Patio Added!!



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6843 S Leyden Ct
\$425,000 4 Br 3 Ba 2246 SqFt **\$189** \$/SqFt

Terrific Updated W/New Maple Cabinets, Granite Countertops In Ktcn and Baths. Stainless Appl. New Interior Paint, Carpet, Windows, 6-Panel Doors, Newer Hardie Board Siding, Wood Burning Stove, Lots Of Hdwd, Great Yard W/3 Ponds and Organic Veg Garden, Brick Pathways.



6973 S Olive Way
\$435,000 4 Br 3 Ba 2456 SqFt **\$177** \$/SqFt

Great Home In Great Neighborhood* Lovingly Maintained 4 Family Home* Newer Roof and Ext. Paint* Upstairs Bonus Area Can Be Finished As Add. Bedroom/Office/Playroom* Community Pool A Hop Skip and Jump Away* Cherry Creek Elementary School In Neighborhood*



6942 E Costilla Pl
\$549,900 6 Br 4 Ba 2436 SqFt **\$226** \$/SqFt

Stunning Remodel* Cul-De-Sac* Hot Tub* New Baths* Updated Kitchen W/Solid Granite* New Appliances* Hardwood Floors* Finished Basement W/New Egress Window* Fresh Paint* New Lighting Fixtures* Very Sharp Hamilton Model!



7182 S Olive Way
\$610,000 4 Br 4 Ba 2476 SqFt **\$246** \$/SqFt

Stunning Sanford Remodel In Coveted Homestead In The Willows. Very Open Floor Plan With Gourmet Kitchen With Slab Granite Island. Hardwoods Throughout. Fully Wired For A/V, Multiple Options For Flat Panel TVs. Walk To Homestead Elementary. Main Level Is An Entertainer's Dream With A Kitchen That Opens Both To The Living Room and A Cozy Family Room With Gas Fireplace. A Main Floor ...



7271 S Jersey Ct
\$620,000 4 Br 4 Ba 2598 SqFt **\$239** \$/SqFt

Stunning Remodel W/High End Finishes Thru-Out! New Gourmet Kitchen W/Custom Glazed Cab. 11.5 Ft Island! Slab Gran, Sub Zero. Exp. Grt Rm W/Vaulted Ceilings, Custom Fireplace, Bathrms, Woodwk and Lighting. Hrdwds, Plat. Shutters. Fin Bsmt W/Rec. Rm, Bedrm/Bath, Office.



7157 S Niagara Ct
\$999,900 5 Br 5 Ba 3150 SqFt **\$317** \$/SqFt

Views, Nature Preserve, Cul-De-Sac, Solar That Gives Back, Walk-Out Bsmt, Huge Lot, Remodeled Great Room and Kitchen With Dark Cherry Wood, Granite, Kitchen Nook, Wood Floors, Main Floor Study and Laundry, Vaults, Wine Bar, 2 Balconys, 4' Plantation Shutters Through-Out, 120 Acres Of Trails and Open Space Behind This House, Location Rarely Available, Views, Views, Views, Quality Built ...



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6388 E Hinsdale Ave
\$249,000 3 Br 4 Ba 1654 SqFt **\$151** \$/SqFt

Beautifully Maintained Paired Home With Fenced Backyard and Over Sized Garage. Partially Finished Basement Feels Like A Downtown Loft. Vaulted Ceiling Makes It Feel Huge! Perfect Condition.



6193 E Hinsdale Ave
\$284,000 3 Br 2 Ba 1194 SqFt **\$238** \$/SqFt

Ranch Model With Laundry On Main Floor Also. Backs To Open Space Plus You Have Your Own Yard To Enjoy! New Kitchen-Granite, Fresh Paint, New Cabinets and Appliances. New Deck Off Main Level. Walkout Basement Is Spacious With 2 Large Bedrooms, Full Bath, Family Room W/Wood Burning Fireplace Plus Storage. Good Sized 2 Car Garage. Hoa Has 2 Assessments- Hoa Dues Are \$460/Yr and You Can ...



7457 S Ivy Way
\$285,000 7 Br 4 Ba 2246 SqFt **\$127** \$/SqFt

Opportunities Like This Don't Come Often. 7 Bedroom House In Homestead! Needs Updating and Some Repairs But Well Worth The Effort. No Fha Or Va. Bathrooms Are Updated. Basement Is Finished With Two Conforming Bedrooms. Yard Is Over A Quarter Acre. Two Fireplace. Great Curb Appeal and Many More Strong Features. Yes, It Backs To Dry Creek and There Are Power Lines. This Is Strictly An ...



7373 S Ivy Way
\$339,000 4 Br 4 Ba 2246 SqFt **\$151** \$/SqFt

Must See! All Major Systems Updated* Ready For Your Designs* Newer Roof W/50yr Warranty, Newer Windows, Furnace, A/C, Hardwood Floors, Maple Cabinets W/Soft Close*Spacious Finish In Basement With 3/4 Bath* Great Backyard* Walk To Pool and Tennis Courts* Close To Schools, Parks and Open Space* Minutes From Shopping and Light Rail*



7299 S Ivanhoe Ct
\$396,900 4 Br 4 Ba 2422 SqFt **\$164** \$/SqFt

Super Hamilton! Strip Oak Hardwood Floors, Plantation Shutters, Newer Cabinets, Slab Granite, All New Windows, Gas Log Fireplace, Great Cul-De-Sac Location With Large Level Backyard, Timbertech Covered Deck, Finished Rec Room With Bath, New Furnace and Ac, 2001 New Roof, Baths Redone With Tile Floors



6017 E Briarwood Cir
\$440,000 4 Br 3 Ba 2764 SqFt **\$159** \$/SqFt

Stunning 2story Home In A Park-Like Setting! Completely Remodeled! Light and Bright Kitchen W/Granite, Stainless Steel and Tile Floors! Newer Carpet and Paint*Main Floor Study and Laundry Located Upstairs*Unfinished Basement - Lots Of Room To Expand*Truly Move-In Ready!



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7265 S Newport Way
\$499,000 4 Br 3 Ba 2422 SqFt **\$206** \$/SqFt

Carpet Allowance. This Hamilton Is One Of Homesteads Most Popular Models... You Can Send The Kids Out The Door To Walk To School, In Less Than Five Minutes, Without A Concern... This Location Also Features A View Of The Mountains and A Huge Yard For Playing and Entertaining... Some Of The Remodeling Includes, 42` Adler Cabinets and Built-Ins In The Kitchen, Soapstone Counter Tops, ...



7235 S Newport Way
\$500,000 5 Br 3 Ba 2436 SqFt **\$205** \$/SqFt

1 Block-Swimming Pool! 2 Blocks-Homestead Elementary and Willow Springs Open Space-lovely Living Rm Bay Window~custom Family Rm W/Hickory Shelves and Gas Fp~1st Floor Wide Oak Floors~crown Moldings~upgraded Kitchen W/Spacious Island-Seats 6, Maple Cabinets, Corian Counters~media In Basement W/New Carpet+Office Or Non-Conforming Bed-fabulous Mountain Views From Back Patio~3 Panel ...



7238 E Appleton Cir
\$215,000 4 Br 3 Ba 1544 SqFt **\$139** \$/SqFt

Rare Highly Sought After End Unit*Largest Floor Plan In Homestead*Meticulously Maintained*Recently Undated Main Floor Master Suite W/Large Closet, Beautiful New Vanities W/Granite and New Bathroom*Crown Molding*Vaulted Ceiling*2nd Floor Bed W/Full Bath and Large Loft*Basement W/2 Beds, 1 Nonconforming Plus New Full Bath and Family Room*New Skylights, Storm Doors and 50gal H2o ...



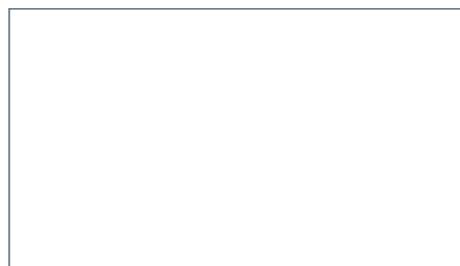
6010 E Hinsdale Ct
\$235,400 3 Br 3 Ba 1320 SqFt **\$178** \$/SqFt

New Paint, Gr8t Shape But A Bit Dated. Rare Ranch Plan-Gentle Cathedral Ceilings. 2 Bed,2 Bath-Master Has 2 Clsts-2 Sinks and Jetted Tub. Bsmt Has Rec Rm, Legal Bedroom, 1/2 Bath, Laundry and Storage. Clean, Occupy Today!



7347 S Ivy Way
\$250,000 3 Br 3 Ba 1749 SqFt **\$143** \$/SqFt

Great Family Home, Deck, Nice Level Lot! Strip Oak Hardwood Floors, Two Tone Decorator Paint, White Cabinets, White On White Appliances, Microwave, Large Pantry, Laundry/Mud Room Main Floor, Nice Size Yard With Mature Trees and Shrubs



7425 S Ivy Way
\$250,280 4 Br 4 Ba 1749 SqFt **\$143** \$/SqFt

Lovely 4 Bedroom, 4 Bathroom Home In Desirable Homestead At A Very Competitive Price! Fully Finished Basement! Sold Strictly 'as Is' Buyer To Verify All Information. Offers Will Not Be Considered Until 5 Business Days After Initial Listing



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6154 E Hinsdale Ave
\$258,000 3 Br 3 Ba 1676 SqFt **\$154** \$/SqFt

Beautiful Rare Opportunity In Mill Creek! Sheldom On The Market! Updated Baths, Wonderful Kitchen, Loft/Study Or 3rd Bedroom Upstairs. Outstanding Backyard Great For Entertaining Fenced In. A Great Home In A Great Community. Super Location. Don't Miss This.



6092 E Hinsdale Ave
\$268,000 3 Br 4 Ba 1676 SqFt **\$160** \$/SqFt

Beautiful 3bed/4bath Hm W/ Security System*Gorgeous Cabinets*Family Rm W/Gas Fireplace*Loft/Study Or 3rd Bdrm*Trex Deck Patio-Perfect Hm For Entertaining*New Exterior Paint -Oct 10*Newer Furnace, H2O Heater,Crpt*Fully Finished Bsmt W/Ba*Must See!



7273 E Hinsdale Pl
\$282,000 3 Br 3 Ba 1962 SqFt **\$144** \$/SqFt

Natural Slab Granite,Brushed Nickel Hardware,Crown,Glass Cook Top, Security System,Berber Carpet,Pergot Floors,New Vanity, Counter Tops In Baths, Tile Floor and Maple Cabinet In Master,Finished Basement With Bamboo Floors, Canned Lighting, Private Yard!



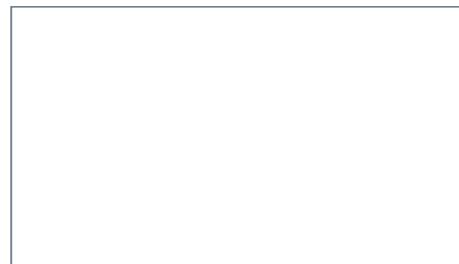
5936 E Briarwood Cir
\$283,200 3 Br 4 Ba 2396 SqFt **\$118** \$/SqFt

Great Main Floor Master Plan,Gorgeous Setting In Mature Trees and Shrubs, Private Feel, Spacious With Vaulted Great Room,Large Loft Or Study Upstairs Open To Below, Large Guest Room With Bath, Huge Rec Room In Basement With Bath,Best Community, Walk To Pool!



7109 S Poplar Ln
\$315,900 4 Br 3 Ba 1799 SqFt **\$176** \$/SqFt

Super Walkout Ranch On Greenbelt In Homestead Village, Private Park-Like Feel, Lots Of Trees, View To West, End Of Cul-De-Sac, Interior Site, Vaulted Ceiling, Skylight, Everything On Main Level, Finished Walkout Basement With Natural Light, Very Spacious!!



7061 S Newport St
\$316,000 4 Br 3 Ba 2422 SqFt **\$130** \$/SqFt

Roll Up Your Sleeves and Get Ready For This Huge Opportunity. Fantastic Price At Homestead In The Willows! Check Out The Comps! So Much Potential Here! No Showings Until Sat. Jan 08. Normal Seller! No Short Or Banks To Deal With! Priced For Immed Sale.



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7137 S Poplar Ln
\$315,000 3 Br 3 Ba 2276 SqFt **\$138** \$/SqFt

Superb, Quiet Location At The End Of A Cul-De-Sac and Backing To The Greenbelt*Lrg Main Flr Mstr*2 Grt Decks W/ View Of Mtns*Beautifully Maintained and Immaculate*Lovely, Vaulted Lr*Nice Kit W/ Oak Flrs and Sunny Brkfst Area*Plantation Shutters Throuout*Best Buy!



5925 E Briarwood Cir
\$323,000 4 Br 3 Ba 2688 SqFt **\$120** \$/SqFt

Oh So Perfect! Prestine In Every Way! New Tile Roof, Ac, Furnace, Fabulous Floor Plan In Perfect Neighborhood. Huge Open Basement. Many Updated and Custom Features All This Home Needs To Move In Is You! Open House 2/5 2-4pm!



6806 S Locust Ct
\$325,000 3 Br 3 Ba 1749 SqFt **\$186** \$/SqFt

Super 2 Story For Family!! Kitchen With Light Oak Raised Panel Cabinets, Pantry, Microwave, Open To Vaulted Family Room With Fireplace, Main Floor Laundry/ Mud Room, Finished Rec Room In Basement, All Baths Have New Sinks, 2001 New Roof, Great Lot!!



7242 S Jersey Ct
\$330,000 4 Br 3 Ba 2199 SqFt **\$150** \$/SqFt

Brand New Carpet, New Paint, Nice Backyard With Mature Trees, Covered Patio, Great Interior Location, Strip Oak Hardwood Floors, 2001 New Roof, Two Tone Paint, Updated Full Bath, Light Oak Cabinets, Close To Englewood Dam Open Space With Tons Of Trails



7256 S Ivanhoe Ct
\$335,000 5 Br 3 Ba 1448 SqFt **\$231** \$/SqFt

Magnificent Home With `park-Like` Back Yard! Large Deck! New Kit W/Stainless, Granite and Center Island. Oak Floors, Remodeled Baths, Plantation Shutters, Newer Furnace and Ac, Custom Paint and Lighting, New Driveway and Walks and Lots Of Charm! A Must See!



7239 E Geddes Pl
\$343,470 3 Br 3 Ba 1962 SqFt **\$175** \$/SqFt



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7157 S Magnolia Cir
\$321,488 4 Br 3 Ba 2150 SqFt **\$150** \$/SqFt

Bank Owned, Great Location Very Spacious Move In Condition New Carpet and Paint Needs Updating Lots Of Potential. Allow 2-3 Days For Bank Approval On All Offers After Bank To Review All Offers April 12th On.



6829 S Niagara Ct
\$349,000 3 Br 3 Ba 1740 SqFt **\$201** \$/SqFt

Remodeled! Beautiful New Maple Kitchen Cabs W/Slab Granite and Custom Overhead Cab and Light*All Baths Have Been Redone W/New Cabs, Slab Granite and Marble Vanities*Pedestal Sink Pdr*Plantation Shutters*Crown Molding*Oak Flrs*Great Curb Appeal*Wonderful Landscaping



6766 S Magnolia Ct
\$357,000 3 Br 4 Ba 1749 SqFt **\$204** \$/SqFt

Grt Updated Home, Remodeled Kit and Master Bath, Beautiful Refinished Hdwd Flrs, Finished Bsmt W/ Three-Qtr Bath, Steel Shingle Roof, Newer Carpet, Lrg Fenced Yard W/Swing Set, Cov'd Patio, Cul-De-Sac, Only A Few Blks From 122 Acr Nature Area, Walk To Elem School



6931 E Costilla Pl
\$364,070 4 Br 3 Ba 1448 SqFt **\$251** \$/SqFt

Remodel With Granite, Tumbled Marble, Recessed Lighting, 6-Panel Drs, New Flrng. Builder Finished Lower Level Walk-Out W/French Doors, Gas Log Fp. Private Yard W/Mature Trees. Lg Custom Trex Deck. Enclosed Hot Tub Room, Stone Patio. New Roof/Hardie Siding.



6402 E Costilla Pl
\$375,000 3 Br 3 Ba 1749 SqFt **\$214** \$/SqFt

Total Remodel, Best Schools, Mtn View, Open Space-Nature Preserve, Fha Assumable 5%, Bright, Impeccable, Oak Floors, Decorator Paint, 42' Cherry Cabinets, Stainless Appliances, Granite Counters, Custom Backsplash, Gas Stove, Cu-De-Sac.



8781 E Kettle Cir
\$377,700 6 Br 3 Ba 2492 SqFt **\$152** \$/SqFt

Grt Loc/Popular Nghbrhd*Open Flrplan/Vlt Ceiling*Updated Kit W/Silestrn Ctrs*New Lg Appl, White Cabs W/Brshd Nikel Hrdw, Hrdwd Flrs, Recss Lght*New Crpt, Lt Fixt, Bath Fixt, Tile and Paint*5th Bed Cud B Offc*Outdr Liv Space*Overszd Gar/Wrkshop*Roof Has 5 Yr Cer



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6835 S Pontiac Ct
\$382,900 4 Br 3 Ba 2074 SqFt **\$185** \$/SqFt

Fantastic Homestead 2 Story Immaculate Remodelled Kitchen Plus Slab Granite New Cabinets Hardwood Floors Throughout Professionally Decorated Gas Fp Cement Tile Roof New Exterior Paint, Secluded Backyard W/ Great Covered Deck Upgraded Windows Culdesac Street



6068 E Briarwood Cir
\$393,000 3 Br 3 Ba 2657 SqFt **\$148** \$/SqFt

New Concrete Roof, Hardwood Flrs Throughout Main Flr, Plantation Shutters, New Kitchen, New Appls, Silestone Counters, All Rooms Are Very Large, Mstr Bdrm Has 2 Lrg Walkin Closets, New Sprinkler System, Beautiful Large Yard and Patio With Lots Of Privacy.



7751 S Spruce St
\$422,200 4 Br 4 Ba 2193 SqFt **\$193** \$/SqFt

Wow- Everything Is New and Sophisticated New Windows/Doors/Appliances, Braz.Cherry Floors, New Kitchen, New Lighting, New Baths It Has It All. Master Ste Will Take Your Breath Away. Great Walk Out With Bedroom and Bath. Includes Foxridge Swim/Racq. Mmbshp



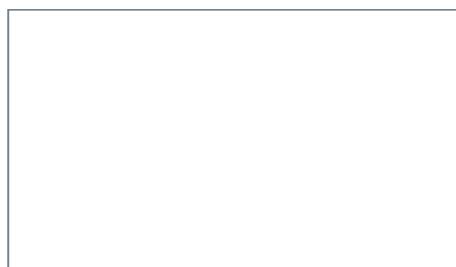
7175 S Oneida Cir
\$425,000 4 Br 3 Ba 2422 SqFt **\$175** \$/SqFt

Remodeled With Strip Oak Hardwood Floors, Kitchen With Corian, Whitened Oak Cabinets With Pullouts, Gas Cook Top, Lots Of Crown Moldings, 6 Panel Doors, All Baths Redone, Huge Finished Basement, Over 1/4 Acre Lot, New Carpet, Newer Furnace, A/C, Roof!



6086 E Geddes Cir
\$430,000 5 Br 4 Ba 2803 SqFt **\$153** \$/SqFt

Backs 160 Acre Open Space and Nature Preserve!! Views, Views, Gorgeous Yard and Setting, Plantation Shutters, Family Room Redone With Gas Fireplace, Sunroom With Hot Tub, 2 Synthetic Decks, Flagstone, Silestone Counters, Glass Cook Top, Sauna, Bath In Base.



7178 S Magnolia Cir
\$430,000 5 Br 3 Ba 2435 SqFt **\$177** \$/SqFt

Stunning Two Story In Homestead In The Willows. Master Bedroom Sitting Room Can Be Conforming 5th Bedroom.



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6920 S Olive Way
\$449,900 4 Br 4 Ba 2151 SqFt **\$209** \$/SqFt

Super Remodeled With Redone Baths, Kitchen, Strip Oak Hardwoods, Tile, Berber Carpet, Slab Granite, Maple Cabinets, Super Finished Basement With Egress Window, Large Level Lot With Mature Tress, Roses, Terraced Garden Area, Expanded Covered Patio, Great Site



7470 S Newport Way
\$450,000 4 Br 3 Ba 2436 SqFt **\$185** \$/SqFt

Beautifully Updated Hamilton.Kitchen New In 2007,Slab Granite, Gas Stove, Stainless Appliances, Updated Baths W/Granite. Extensive Hardwoods Flrs, Large Fin.Bsmt W/Playroom and Office. Pretty Yard W/Huge Covered Patio. Sunny Southern Exposure. Shows Great!



6899 E Costilla Cir
\$452,500 5 Br 4 Ba 2246 SqFt **\$201** \$/SqFt

Beautiful Remodel!! This Home Needs For Nothing, New Carpet, Paint In N Out, New Roof, New Windows, Lg Tile Floors, Updated Kitchen With Granite Ctrs, New Bathrooms, Finished Bsmnt...With Mother N Law Apt Including Kitchen, Fr, Den, 2 Beds and Bath...Show!



7138 S Magnolia Cir
\$475,000 5 Br 3 Ba 2437 SqFt **\$195** \$/SqFt

Fabulous Update, New Kitchen W/Granite Counters, Stainless Appliances, Subzero Refrigerator, New Updated Bath W/Granite and New Cabinets, Lg Master W/Office/Sitting Room, Neutral Carpet, Hdwd Flrs, Fab Yard W/Pro Landscaping, 3 Patios, Brick Retaining Wall. Perfect



7191 S Olive Way
\$476,280 4 Br 3 Ba 2205 SqFt **\$216** \$/SqFt

Superior Location! Close To Elem. School, Mountain Views, Fantastic Outdoor Living Space. New Heat and Air, All New Kohler Fixtures, New Double Pane Windows, New Custom Railings, Hardwood Floors. Granite Kitchen and Baths. Everything Here Is Quality!!



7114 S Newport Way
\$489,000 4 Br 4 Ba 2205 SqFt **\$222** \$/SqFt

\$4k Pottery Barn Gift Card To Buyer At Closing! Stunning Renovation In Desirable Homestead- Gourmet Kitchen W/ Walk In Pantry, Large Granite Island, Wine Cooler, and Breakfast Bar- Open Floor Plan- All New Baths and Windows- Private Back Yard- Wood Fls.



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6953 S Pontiac Ct
\$510,000 4 Br 3 Ba 2436 SqFt **\$209** \$/SqFt

Over 200k Remodel! Slab Granite, Travertine, Jerusalem Stone Tile, Grohe Steam and Multiple Spray Shower, Jetted Tub, All New Kitchen and Baths, Wide Plank Oak Plank Floors, Theater In Basement, Secluded Cul-De-Sac, Brick Planters, Lots Of Trees, Private Yard!



7327 S Newport Way
\$511,200 4 Br 3 Ba 2552 SqFt **\$200** \$/SqFt

This Beautiful 4 Bed/2.5 Bath Home Has Been Remodeled and Has Many Upgrades. Located Between The Elementary School and 1 Of 3 Community Pools, It's A Wonderful Place To Call Home. Finished Basement, Professionally Landscaped, Covered Patio.



7251 S Pontiac Way
\$517,700 4 Br 3 Ba 2386 SqFt **\$217** \$/SqFt

Best Filing In Homestead. Walk To Elementary. Lush Flat Lot, Totally Remodeled Kitchen - Walls Removed - Windows Added - Lg Family Rm - Stainless Appl Including Sub Zero and Viking Sitting Rm Off Kitch - Brick Patio, Hard Wood Flrs, Main Floor Study and Bed Rm



7213 E Hinsdale Pl
\$595,600 5 Br 4 Ba 2964 SqFt **\$201** \$/SqFt

Very Custom! Expanded Livingston, Remodeled Throughout. Sub-Zero, Grantie, Veggie Sink, Wood Floors, Custom Murals, Gas Inserts, Dacor 6 Burners, Too Much To List.



7239 E Geddes Pl
\$630,000 5 Br 5 Ba 2720 SqFt **\$232** \$/SqFt

Incredible Home In Homesteads Most Desirable South Side * Stunning Renovation With High End Finish * New Gourmet Kitchen With Stainless Appl. and Slab Granite * Large Master Suite With 5-Piece Bath * Hardwood Floors * Upstairs Laundry * Finished Basement.



7076 S Niagara Ct
\$635,550 5 Br 5 Ba 2720 SqFt **\$234** \$/SqFt

All New Custom Renov. W/Top Qual Finishes+758 SqFt Add W/New Mstr Ste, 5-Pc Mstr Bath, 2 Walk-In Closets, Upstairs Lndry*New Gourmet Kit W/Slab Granite, Hi-End Ss Apps and New Bathrms*Fin Bsmt W/Conform 5th Bdrm, Full Bath and Rec Rm*Raised Coffered Ceilings and Molding



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6952 E Fremont Pl
\$708,000 5 Br 4 Ba 3264 SqFt **\$217** \$/SqFt

Make This Expanded Manor W/Beautiful Vaulted Additional Family Center and Fabulous Location, Backing To Park, Your Home. Baths and Kitchen Updated, Finished Basement With Many Features and Walking Distance To Homestead Elementary, Pool and Tennis.



7274 S Niagara Cir
\$820,000 6 Br 4 Ba 3161 SqFt **\$259** \$/SqFt

Rarely Available! Wonderfully Updated Home On Pkwy! Gorgeous Chef's Kit W/Cust Cabs*Ss Appls*Hdwds*5 Beds + Main Flr Std*4 Baths* Dramatic Open Flr Pln*Lg Living Spaces* Beautiful Fin Bsmt*Huge Private Yard*Lovely Patio*Walk To Award Winning C.C. Schools



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