

Full Property View - Client

845 Grant Place, Boulder, CO 80302

\$975,000 - Closed



Listing ID:	7827172	MLS Status:	Closed
County:	Boulder	Close Price:	\$975,000
Property Type:	Residential	List Price:	\$1,150,000
Property Subtype:	Single Family Residence	Original List Price:	\$1,150,000
Structure Type:	House	Basement:	No
Levels:	One	Year Built:	1948
Subdivision Name:	Flagstaff	Spec. Listing Cond:	None Known
Listing Contract Date:	01/03/2024	Contingency:	None Known
Purchase Contract Date:	05/08/2024	Assoc Fee Tot Annl:	\$0.00
Close Date:	07/17/2024	Tax Year:	2022
Days in MLS:	126		
Association: N Multiple:	Cov/Rest: N		
Tax Annual Amt:	\$5,095		
Special Taxing/Metro District Y/N:	No		
Tax Legal Desc:	LOTS 13-14 BLK 4 CHAUTAUQUA HEIGHTS		

Recent: **07/17/2024 : CLOSE : P->C**

Interior Area & SqFt

Building Area Total (SqFt Total):	738	Living Area (SqFt Finished):	738	Area Source:	Public Records
Above Grade Finished Area:	738				
PSF Total:	\$1,321	PSF Above Grade:	\$1,321	PSF Finished:	\$1,321
Foundation:		Fireplace:			
Heating:	Floor Furnace	HVAC Description:			
Cooling:	None	Laundry:	In Unit		
Other Equipment:					
Exclusions:	All tenant's personal property. Washer/Dryer.				

Bed & Bath Summary

Bedrooms Total:	1	Bathrooms Total:	1	<u>Bathrooms</u>	
Upper Level Bedrooms:	0	Upper Level Bathrooms:	0	Full:	1
Main Level Bedrooms:	1	Main Level Bathrooms:	1	Three Quarter:	0
Lower Level Bedrooms:	0	Lower Level Bathrooms:	0	Half:	0
Basement Level Bedrooms:	0	Basement Level Bathrooms:	0	One Quarter:	0

Detailed Room Info

<u>Room Type</u>	<u>Rm Level</u>	<u>Dimensions</u>	<u>Description</u>
Living Room	Main		
Bedroom	Main		Enter in from both the kitchen of hallway
Bathroom (Full)	Main		
Kitchen	Main		
Laundry	Main		Enter in from the mud room or kitchen
Mud Room	Main		Exits to the back of the house.

Parking

Parking Total:	1	Garage Spaces:	0	Offstreet Spaces:	1
<u>Parking Type</u>	<u># of Spaces</u>	<u>Parking Length</u>	<u>Parking Width</u>	<u>Parking Description</u>	
Off-Street	1				
Parking Features:	Concrete				

Association Information

Association:	No	Restriction Covenants YN:	No	Senior Community:	No
Restriction Other:		Special Assessment:		Rentals Allowed:	No Long Term, Short Term Lease

Site & Location Information

Lot Size:	0.14 Acres / 6,245 SqFt	Fencing:	Partial
Current Use:		Elementary School:	Flatirons / Boulder Valley RE 2
Bldg/Complex Name:		Middle/Junior Sch:	Manhattan / Boulder Valley RE 2
Parcel Number:	R0008171	High School:	Boulder / Boulder Valley RE 2
Walk Score:	55	School of Choice:	View Walk, Bike, & Transit Scores

Building Information

Architectural Style:	A-Frame	Common Walls:	
Attached Property:	No	View:	Mountain(s)
Direction Faces:			
Construction Materials:	Brick		
Roof:	Architectural Shingles	Exterior Features:	
Property Condition:	Fixer	Builder Name:	
Patio/Porch Feat:	Covered, Front Porch	Pool Features:	
		Builder Model:	

Water & Utilities

Water Included: **Yes**

Water Source: **Public**

Sewer:

Public Sewer

Public Remarks

This charming house is situated in the desirable location in Boulder just walking distance to Chautauqua park and multiple trailheads offers a cozy and comfortable living space, perfect for those seeking a peaceful retreat. With 1 bedroom and 1 bathroom, this cozy home offers everything you need for comfortable living. The large backyard provides ample space for outdoor activities and relaxation. You'll also find convenient outside storage, perfect for keeping your belongings organized. Don't miss out on this fantastic opportunity to make this house your home. This house is the perfect opportunity to experience the beauty and charm of Boulder.

CO-OP Information

CO-OP Compensation **2.5%**

The MLS does not fix, suggest, control, or set commissions. The offer of commission is between Participants and is always negotiable. Contact the listing broker for details.



All data deemed reliable but not guaranteed.
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