

Broker 1 Page

17252 E Trailmaster Drive, Parker, CO 80134 (Status: **Closed**, Listing ID: 2390825)



County: **Douglas**
Property Type: **Residential**
Property Subtype: **Single Family Residence**
Levels: **Two**
Structure Type: **House**
Subdivision Name: **Olde Town at Parker**
Listing Contract Date: **04/04/2024**
Purchase Contract Date: **04/29/2024**
Close Date (DIM): **06/14/2024**
Days In MLS: **25**
Association: **Y** Multiple: **N** Cov/Rest: **N**
Tax Annual Amt: **\$6,243**
Tax Legal Desc: **LOT 11 BLOCK 6 OLDE TOWN AT PARKER 1A 0.161 AM/L**

Close Price: **\$720,000**
List Price: **\$725,000**
Original List Price: **\$730,000**
Basement: **Yes**
Year Built: **2006**

Contingency: **None Known**

Assoc Fee Tot Annl: **\$996.00**
Tax Year: **2023**

Interior Area & SqFt

Building Area Total (SqFt Total):	4,259	Living Area (SqFt Finished):	3,223	Above Grade Finished Area:	3,223
Below Grade Total Area:	1,036	Below Grade Finished Area:	0	Below Grade Unfinished Area:	1,036
PSF Total:	\$169	PSF Finished:	\$223	PSF Above Grade:	\$223
Basement:	Unfinished	Bsmnt Ceiling Ht:			
Foundation:		Fireplace:	1/Family Room		
Heating:	Forced Air	HVAC Description:			
Cooling:	Central Air				
Appliances:	Cooktop, Dishwasher, Disposal, Gas Water Heater, Oven, Range, Refrigerator, Self Cleaning Oven				
Flooring:	Carpet, Laminate				
Exclusions:	Staging items and sellers personal property. freezer in basement, fridge in garage, TV mount in 3rd bedroom, 2 sheds in backyard				

Bed & Bath Summary

Bedrooms Total:	5	Bathrooms Total:	4		
Baths Full:	3	Baths Three Quarter:	0	Baths Half:	1
				Baths One Quarter:	0

Parking

Parking Total:	3	Garage Spaces:	3	Offstreet Spaces:	0
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Association Information

Assoc 1 Fee/Frequency:	\$83.00 Monthly	Assoc 2 Fee/Frequency:		Assoc 3 Fee/Frequency:	
Assoc Fee Incl:	Maintenance Grounds, Recycling, Snow Removal, Trash				
Assoc Amenities:	Clubhouse, Park, Playground, Pool, Trail(s)	Senior Community:	No		
Restriction Covenants:		Pets Allowed:	Cats OK, Dogs OK	Rentals Allowed:	

Site & Location Information

Lot Size:	0.16 Acres / 7,013 SqFt	Waterfront Feat:	
Lot Features:	Greenbelt, Irrigated, Landscaped, Level, Master Planned, Open Space, Sprinklers In Front, Sprinklers In Rear	Elementary School:	Cherokee Trail / Douglas RE-1
		Middle/Junior Sch:	Sierra / Douglas RE-1
Bldg/Complex Name:		High School:	Chaparral / Douglas RE-1

Building & Water Information

Architectural Style:	Contemporary	Common Walls:	
Attached Property:	No		
Construction Materials:	Frame	Exterior Features:	
Roof:	Composition	Water Source:	Public
Water Included:	Yes	Sewer:	Public Sewer



Public Remarks

Welcome Home to this meticulously cared for move-in ready 2 story house in the desirable New Towne neighborhood in Parker. Your future home features 5 bedrooms, 4 bathrooms, 3 car garage and a partial unfinished basement. The covered front porch leads to main entry, where you'll find the formal Living and Dining Rooms, and an open layout between the Family Room with cozy fireplace, dining area, a...

Confidential Information

Private Remarks: THIS IS A SENTRILOCK LOCKBOX. AGENT MUST HAVE SENTRIKEY OR SENTRICONNECT ON YOUR PHONE IN ORDER TO GET A LOCKBOX CODE. Shoes off. All offers must be submitted with a lender letter or proof of funds. Buyer and Buyer's agent to verify all information provided in the MLS, all information is deemed accurate but not guaranteed. By scheduling a showing you are agreeing to provide feedback. Thank you for CO-OP Compensation: **2.8%** Dual Variable: **No** Submitted Prosp: **No**
The MLS does not fix, suggest, control, or set commissions. The offer of commission is between Participants and is always negotiable. Contact listing broker for details.

List Agent

List Agent:	Scott Elliott		Phone: 720-469-5509
List Office:	Keller Williams Real Estate LLC		Mobile: 720-469-5509
Email:	scott_e@hotmail.com		Phone: 303-884-0923
Co List Agent:	Paul Strahsburg		Mobile: 303-884-0923
Co List Office:	Keller Williams Real Estate LLC		
Email:	paulstrahsburg@kw.com		

Buyer Agent

Buyer Agent:	Justin Sadler		Phone: 303-506-9633
Buyer Office:	Stars and Stripes Homes Inc		Mobile: 303-506-9633
Email:	JustinSadler@StarsAndStripesHomes.com		

Close Information

Concessions: **No**
Buyer Financing: **VA**



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