



Elementary: Estes Park
Elementary2: Estes Park
Middle/Jr.: Estes Park
High School: Estes Park
School District: ESTES PARK DISTRICT

Lot Size: 130244 **Approx Acreage:** 2.99
Elec: Estes Park **Water:** Estes Park
Gas: Xcel **Taxes/Yr:** \$2,285/2007
PIN: 2519326052 **Zoning:** RE 2 1/2 A
Waterfront: No **Water Meter Inst:** Yes
Water Rights: No **Well Permit #:**
HOA Fee: No

Baths	Bsmt	Lwr	Main	Upr	Addl	Total
Full	0	0	1	0	0	1
3/4	0	1	0	0	0	1
1/2	0	0	1	0	0	1

All Bedrooms Conform: Yes

Rooms	Level	Length	Width	Floor
Master Bd	Main	29	12	Wood
Bedroom 2	Lwr	18	10	Carpet
Bedroom 3	Lwr	13	10	Carpet
Bedroom 4	-	-	-	-
Bedroom 5	-	-	-	-
Dining room	-	-	-	-
Family room	-	-	-	-
Great room	Main	30	26	Wood
Kitchen	Main	30	14	Wood
Laundry	-	-	-	-
Living room	-	-	-	-
Rec room	Lwr	38	14	Carpet
Study/Office	Main	20	11	Carpet

IREs MLS#: 577245 **PRICE: \$939,000**
ADDR: 770 East Ln, Estes Park, 80517
RESIDENTIAL-DETACHED **ACTIVE**
Locale: Estes Park **County:** Larimer
Area/SubArea: 11/1 **Map Book:** N - 302 - HY46
Subdivision: Stanley Heights
Legal: Lot 52, Amended Plat Of Lots 52 & 53, Stanley Hts

Total SqFt All Lvl: 3934 **Basement SqFt:** 1632
Total Finished SqFt: 3934 **Lower Level SqFt:** 0
Finished SqFt w/o Bsmt: 2302 **Main Level SqFt:** 2302
Upper Level SqFt: 0 **Addl Upper Lvl:** 0
Garage Spaces: 2 **Garage Type:** Attached
Garage SqFt: 437
YearBuilt: 1960 **SqFt Source:** Licensee
New Const: No **Est. Comp.:**
Builder: **Model:**
New Const Notes:

Public Comments: Totally Remodeled *Views of Longs Peak & Lumpy Ridge *Ranch Home *Open Floor Plan *Wood Floors *Granite Countertops *Luxury Master Bath *Water Feature in Back *Alder Doors & Trim *Home Theater Room with Wet Bar *Central Air *Private Neighborhood *All New Electrical, Plumbing, Roof, Drywall, Windows, Doors, Flooring, Heating, Appliances & Septic System.

Driving Directions: North on Summit off Hwy 34, at the T turn right and flow to property on the right

Property Features

Land Size - 1-5 Acres, **Style -** 1 Story/Ranch, **Construction -** Wood/Frame, Stone, **Roof -** Composition Roof, **Outdoor Features -** Patio, Deck, **Location Description -** Wooded Lot, Evergreen Trees, Native Grass, Level Lot, House/Lot Faces W, **Horse Property -** Horse(S) Allowed, **Views -** Back Range/Snow Capped, **Lot Improvements -** Street Paved, **Road Surface At Property Line -** Blacktop Road, **Basement/Foundation -** 90%+ Finished Basement, **Mineral & Water Rights -** Water Rights Excluded, **Flood Plain -** Minimal Flood Or C Rating, **Heating -** Forced Air, **Cooling -** Central Air Conditioning, Ceiling Fan, **Inclusions -** Window Coverings, Electric Range/Oven, Dishwasher, Refrigerator, Bar Refrigerator, **Design Features -** Eat-In Kitchen, Separate Dining Room, Cathedral/Vaulted Ceilings, Open Floor Plan, Wood Windows, Stain/Natural Trim, Walk-In Closet, Wet Bar, Washer/Dryer Hookups, Wood Floors, Kitchen Island, **Master Bedroom Bath -** Tub+Shower Master, Luxury Features Master Bath, **Fireplace -** Re-Circulating Fireplace, Great Room Fireplace, **Utilities -** Natural Gas, Electric, **Water/Sewer -** City Water, Septic, **Ownership -** Private Owner, **Possession -** See Remarks, **Property Disclosures -** Seller's Property Disclosure, **Possible Usage -** Single Family, **New Financing -** Cash, Conventional,

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Prepared By **Michael Christopher** - 11:34 AM - 8/7/2008

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