



Address: 12180 DAHLIA Ct	Property Type: Residential	List: \$189,987
Listing #: 905393	Status: Active	PSF: \$162.24
	Backup/First:	Fin PSF: \$162.24
Area: NSC N Subn Central	PIN: 157131405010	County: Adams
Type: Detached Single Family	Sub Area: CONCORD FILING NO 1	City: Thornton
Style: Two Story	Architecture: Contemporary	Zip: 80241
Faces: West	Construction: Frame	Year Built: 1993
NS Direction: North #: 12200	Roofing Material: Composition Shingles	Builder:
EW Direction: East #: 4800	Car Storage: Garage	Model:
Map / Section: 165 Z	Car Spaces: 2	Lot Size: 6200
HOA Name:	School District: Adams	Acres: .14
HOA Phone:	Elementary: Skyview	Zoned: Res
HOA Quoted: \$0, None	Junior High: Shadow Ridge	Taxes: \$1,485
Multiple HOAs: No	Senior High: Horizon	Unincorporated: No
HOA Includes:		Horses:

	TOTAL	UPPER	MAIN	LOWER	BASEMENT
Bedrooms	2	2			
Bathrooms	2	F	H		
Square Feet	1,171	584	587		584
Finished Sq Ft Total:	1,171	Total Sq Ft: 1,755		Date Measured: 06/30/10	
Basement: Full		Bsmt Finished: Open		Bsmt % Finished: 0	
Master Bedroom: 11x12	Upper	Living Room: 15x16		Water: Public	
Family Room:	Upper	Dining Room:		Sewer: Public	
Study / Den: 10x10		Kitchen: 10x19			
Laundry Loc: Main		Heat: Gas, Forced Air			
# of Fireplaces: 1		Avg Utilities:			
Fireplace Loc: Living Room		Subfloor: Slab			

Description: Air Condition-Central,Cable Available,Ceiling Fan,Cable Installed,No Covenants,Double Pane Windows,Dryer,Disposal,Dishwasher,Evap Cooler (swamp),Eating Space/Kitchen,Fence,Garage Door Opener,High Speed Access,Loft,Microwave Oven,Patio,Refrigerator,Remodeled,Smoke Alarm,Self-Cleaning Oven,Satellite Antenna,Smoke Free,Sprinkler,Stove/Range/Oven,Tile Floor,Tenant Occupied,Vaulted Ceiling,Washer,Wall to Wall Carpet

Public Remarks: Tile main floor, updated light fixtures, large flat backyard, granite bath counters, all appliances included, cement patio, ceiling fans, loft can be turned into 3rd bedroom. basement can have 2 bedrooms built as well. 24 hr showing notice.

Broker Remarks: Tenants in until Aug 31st., Den /loft can be turned into 3rd bedroom.

Directions: From 120th - North on Fairfax - West on E 121st Ave - E 121st Ave turns North and becomes Dahlia Ct.

Loan Balance:	Terms: Conventional,FHA,VA,Cash	Additional Terms:
Buyers Agency: 2.80	Prospect Reservation: No	Listor Phone: 303-919-0309
Trans Broker: 2.80	Limited Service: No	Office Phone: 303-667-1622
Variable Commissions: Yes	Entry Only: No	Showing Phone: 303-573-7469
Listor: Stuart Dobson	Exclusive: Exclusive Right	Fax: 720-223-6070
Listing Office: SURETY REALTY INC	Current List Date: 07/02/10	Email: STUART@STUARTDOBSON.COM
Office ID: SURE1	Original List date: 07/02/10	URL: WWW.STUARTDOBSON.COM

Legal: SUB:CONCORD FILING NO 1 BLK:2 LOT:10

Exclusions: none

Earnest Check To: Ticor Title **Minimum Earnest:** \$3,000

Possesion: DOD

