



HOME ASSOCIATES, INC.

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Pamela L. Ninneman, GRI
Qualifying Broker
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COOPERATIVE LISTING INFORMATION SHEET

Address 175 Nickelaus Dr. Price \$225,000.00

Legal description Lots 8 & South 2 of 9 Country Club Heights Type property SFR
Zoning _____ Taxes/Year \$1204.26/with 1 exemption Approx age 3 years
Date listed May 1, 2009 Date Sold _____ Date off market _____
Owners Robert Bruce Jr. and Tina Kirby Occupied by Owners
How shown By appointment with listing office.

(ROOM SIZES APPROXIMATE)

Builder	<u>Bob Kaiser</u>	Approx. sq. ft.	<u>Approx. 1900</u>	Living rm.	<u>13'4 X 15'</u>	# of rooms	<u>7</u>
construction	<u>Frame</u>	Type heat	<u>electric</u>	Dining rm.		# or bedrooms	<u>3 bedrooms</u>
Roof	<u>Composite</u>	Type cooling		Family rm.	<u>16'6 X 12'10</u>	# of bathrooms	<u>2 Bath</u>
Siding	<u>Fiberboard</u>	Fireplace		Kitchen	<u>16'3 X 12</u>	Lot size	<u>1.45 acres</u>
Insulation	<u>yes</u>	Wood stove	<u>yes</u>	Utility rm.	<u>12'10 X 10'6</u>	Public utilities	<u>Water/electric</u>
Garage	<u>n/a</u>	Sub-flooring	<u>Wood</u>	Mstr. Bedroom	<u>16'3 X 12'10</u>	Private utilities	<u>septic</u>
Carport	<u>n/a</u>	Floor coverings	<u>Carpet/tile</u>	#2 bed rm.	<u>11 X 14</u>	Paving	No x Yes
Fence	<u>n/a</u>	Window coverings	<u>blinds</u>	# 3 bed rm.	<u>12'9 X 11</u>	Other	<u>Deck 12 x 28</u>

Appliances: Range x Refrigerator x Disposal x Dishwasher x Washer x Dryer x
Dryer Connection: Gas Electric x none
Property is not in flood boundary as shown by HUD map dated _____

Remarks New home in country club heights with beautiful views from every direction! Vaulted aspen ceilings, covered deck to capitalize on views, Large master suite, game room and much more! Appliances are negotiable!

Listing Agent: Pamela Ninneman Phone: 575-445-8477

