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COOPERATIVE LISTING INFORMATION SHEET

Address 400 Nicklaus Price \$500,000.00
 Legal description Lots 10-11-12 golf club heights Type property SFR
 Zoning R-1 Taxes/Year 3,049 (2010)on listing of Approx age 1980
540,000
 Date listed May 6, 2011 Date Sold _____ Date off market _____
 Owners Tiku Occupied by Owners
 How shown 24 hour appt. with listing

(ROOM SIZES APPROXIMATE)

Builder	<u>n/a</u>	Approx. sq. ft.	<u>5000+</u>	Living rm.	<u>23.2x16.14</u>	# of rooms	<u>12</u>
construction	<u>frame</u>	Type heat	<u>Gfa/radiant/solar</u>	Dining rm.		# or bedrooms	<u>5-6</u>
Roof	<u>shingle</u>	Type cooling	<u>none</u>	Family rm.	<u>14.9x16.8</u>	# of bathrooms	<u>4</u>
Siding	<u>brick</u>	Fireplace	<u>2</u>	Kitchen	<u>15x15</u>	Lot size	<u>Lot 10 (.65ac), lot 11(.52ac),lot 12(.68ac)</u>
Insulation	<u>yes</u>	Wood stove	<u>1</u>	Utility rm.	<u>7x5.8</u>	Public utilities	<u>yes</u>
Garage	<u>2 car</u>	Sub-flooring	<u>wood</u>	Mstr. Bedroom	<u>18.5x16.8</u>	Private utilities	<u>septic</u>
Carpport		Floor coverings	<u>Carpen/lin/tile</u>	#2 bed rm.	<u>13.7x14.10</u>	Paving	<u>No Yes x</u>
Fence	<u>none</u>	Window coverings	<u>drapes</u>	# 3 bed rm.	<u>13.7x14.10</u>	Other hobby	<u>14.9x16.8 / living downstairs</u>
				#4 bed rm.	<u>21.9x16.9</u>		<u>26.3x20.11</u>
				#5 bed rm.	<u>18x14.7</u>		

Appliances: Range x Refrigerator x Disposal Dishwasher Washer Dryer
 Dryer Connection: Gas Electric x none
 Property is not in flood boundary as shown by HUD map dated May 1987

Beautiful custom built home in the Country Club area overlooking the Golf course. Secluded in the mountains with over an acre of private land, this home is over 5000 sq ft! Brand new 2000 sqft deck wraps around the home. Newer roof, water line and windows. This home runs on gas, solar and electric. Large kitchen and family rooms that enter on the new deck from each door. 2 master suites and large bedrooms and attached 2 car garage. 2 fireplaces and one woodstove throughout. Wood beams adorn the ceiling in the family and dining area. Beautiful and one of a kind!

Remarks _____
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