



IRES MLS # : 829737 **PRICE:** \$759,900
 1007 Wyndemere Cir, Longmont 80504
RESIDENTIAL-DETACHED **ACTIVE**
Locale: Longmont **County:** Boulder
Area/SubArea: 4/7
Subdivision: Spring Valley Ph 5
Legal: Lot 2 Block 1

Total SqFt All Lvl: 5214 **Basement SqFt:** 1771
Total Finished SqFt: 5000 **Lower Level SqFt:**
Finished SqFt w/o Bsmt: 3443 **Main Level SqFt:** 1845
Upper Level SqFt: 1598 **Addl Upper Lvl:**
Garage Spaces: 3 **Garage Type:** Attached
Garage SqFt: 722

Elementary: Alpine
Middle/Jr.: Timberline
High School: Skyline
School District: St Vrain Dist Re 1j

Built: 2001 **SqFt Source:** Assessor records
New Const: No
Builder: Greybridge **Model:** Arlington
New Const Notes:

Lot SqFt: 10,240 **Approx. Acres:** 0.24
Elec: City **Water:** City
Gas: XCEL **Taxes:** \$4,655/2016
PIN: **Zoning:** RES
Waterfront: No **Water Meter Inst:** Yes
Water Rights: No **Well Permit #:**
1st HOA: Wyndemere At Ute Creek 303-772-5934
Fee: \$500/A **Xfer:** Yes **Rsrv:** Yes **Cov:** Yes

Listing Comments: Traditional European Country beauty backing to the Ute Creek Golf Course. Spacious open main floor features a great room, expansive kitchen w/butler, abundance of granite counter space and large nook. High end appliances and finishes. Private Master Bedroom, walk way overlooking great room. Stately main floor study, vaulted ceilings, cherry hardwood throughout. Extensive use of tile and granite, finished BSMT w/mother-in-law setup/kitchen, steam shower, 2 furnaces/AC's, beautiful landscaping.

Bedrooms: 5 **Baths:** 5 **Rough Ins:** 0

Driving Directions: 287 east on 17th, left on Pace , Right on Wyndemere. House is second home on the right.

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

Property Features

Style: 2 Story **Construction:** Stone, Stucco **Roof:** Composition Roof
Association Fee Includes: Common Amenities **Type:**
 Contemporary/Modern **Outdoor Features:** Lawn Sprinkler System, Patio, Deck, Hot Tub Included, Tandem Garage **Location Description:** Level Lot
Fences: Enclosed Fenced Area **Views:** Foothills View **Lot Improvements:**
 Street Paved, Curbs, Gutters, Sidewalks, Street Light **Road Access:** City Street
Basement/Foundation: Full Basement, 90%+ Finished Basement
Heating: Forced Air **Cooling:** Central Air Conditioning **Inclusions:** Window Coverings, Gas Range/Oven, Dishwasher, Refrigerator, Bar Refrigerator, Microwave, Laundry Tub, Garage Door Opener, Disposal **Design Features:**
 Eat-in Kitchen, Separate Dining Room, Cathedral/Vaulted Ceilings, Open Floor Plan, Workshop, Pantry, Walk-in Closet, Loft, Washer/Dryer Hookups, Wood Floors, Kitchen Island, Steam Shower **Master Bedroom/Bath:**
 Luxury Features Master Bath **Fireplaces:** Gas Fireplace **Utilities:** Natural Gas, Electric **Water/Sewer:** City Water **Ownership:** Private Owner
Possession: Delivery of Deed **Property Disclosures:** Seller's Property Disclosure **Flood Plain:** Minimal Risk **Possible Usage:** Single Family
New Financing/Lending: Cash, Conventional, VA **Exclusions -**
 Washer/Dryer, personal art work

All Bedrooms Conform: Yes

Rooms	Level	Length	Width	Floor
Master Bd	U	17	14	Carpet
Bedroom 2	U	15	14	Carpet
Bedroom 3	U	14	12	Carpet
Bedroom 4	B	15	14	Carpet
Bedroom 5	B	20	20	Carpet
Bedroom 6	-	-	-	-
Dining room	M	14	12	Carpet
Family room	B	18	18	Carpet
Great room	M	18	17	Carpet
Kitchen	M	22	16	Wood
Laundry	U	7	7	Tile
Living room	M	14	13	Wood
Rec room	B	14	12	Tile
Study/Office	M	14	12	Carpet

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