



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

Lot SqFt: 5,362 **Approx. Acres:** 0.12
Elec: City **Water:** City of Longmont
Gas: XCEL **Taxes:** \$2,400/2016
PIN: **Zoning:** SFR
Waterfront: No **Water Meter Inst:** Yes
Water Rights: No **Well Permit #:**
1st HOA: Prairie Village South Hoa 303-482-2213
Fee: \$60/M **Xfer:** Yes **Rsrv:** Yes **Cov:** Yes

Bedrooms: 3 **Baths:** 3 **Rough Ins:** 1

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

All Bedrooms Conform: Yes

Rooms	Level	Length	Width	Floor
Master Bd	U	16	14	Carpet
Bedroom 2	U	12	12	Carpet
Bedroom 3	U	14	12	Carpet
Bedroom 4	-	-	-	-
Bedroom 5	-	-	-	-
Bedroom 6	-	-	-	-
Dining room	M	13	10	Wood
Family room	-	-	-	-
Great room	-	-	-	-
Kitchen	M	10	10	Wood
Laundry	U	8	7	Vinyl
Living room	M	13	12	Wood
Rec room	-	-	-	-
Study/Office	-	-	-	-

IRES MLS # : 822223 **PRICE:** \$447,900
 178 Olympia Ave, Longmont 80504
RESIDENTIAL-DETACHED **ACTIVE**
Locale: Longmont **County:** Boulder
Area/SubArea: 4/7
Subdivision: Prairie Village
Legal: Lot 4 BLK 5 Prairie Village Flg 4

Total SqFt All Lvl: 3391 **Basement SqFt:** 1126
Total Finished SqFt: 3391 **Lower Level SqFt:**
Finished SqFt w/o Bsmt: 2265 **Main Level SqFt:** 1126
Upper Level SqFt: 1139 **Addl Upper Lvl:**
Garage Spaces: 2 **Garage Type:** Attached
Garage SqFt: 440
Built: 2015 **SqFt Source:** Assessor records
New Const: No
Builder: DR Horton **Model:** Aspen
New Const Notes:

Listing Comments: Striking Aspen Model by DR Horton with upgraded elevation. This home is loaded with extras for the most discriminating of owners. Rich wood flooring throughout the main level with upgraded appliances with a natural gas range, double ovens and beautiful refrigerator. Central Vac will please the new owner. Custom window treatments on the main floor. Fully landscaped and fenced corner lot. Pristine clean home is ready for quick ownership. Large park a block away. This home is a must see! Loaded.

Driving Directions: HWY 287 (Main Street) to 21 st Avenue, E. on 21st to Olympia. Go North one home to property.

Property Features
Style: 2 Story **Construction:** Wood/Frame, Stone **Roof:** Composition Roof
Common Amenities: Play Area, Common Recreation/Park Area
Association Fee Includes: Common Amenities **Type:**
 Contemporary/Modern **Outdoor Features:** Lawn Sprinkler System
Location Description: Level Lot **Fences:** Enclosed Fenced Area
Lot Improvements: Street Paved, Curbs, Gutters, Sidewalks, Street Light
Road Access: City Street **Basement/Foundation:** Full Basement, Unfinished Basement **Heating:** Forced Air **Cooling:** Central Air
 Conditioning **Inclusions:** Window Coverings, Gas Range/Oven, Double Oven, Dishwasher, Refrigerator, Clothes Washer, Clothes Dryer, Microwave, Central Vacuum, Disposal **Energy Features:** Double Pane Windows **Design Features:** Eat-in Kitchen, Separate Dining Room, Cathedral/Vaulted Ceilings, Open Floor Plan, Pantry, Walk-in Closet, Washer/Dryer Hookups, Wood Floors, Kitchen Island
Master Bedroom/Bath: 5 Piece Master Bath **Fireplaces:** Gas Fireplace
Utilities: Natural Gas, Electric **Water/Sewer:** City Water, City Sewer
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, FHA, VA

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