



**Elementary:** Hygiene  
**Middle/Jr.:** Westview  
**High School:** Longmont  
**School District:** St Vrain Dist Re 1j

**Lot SqFt:** 7,064 **Approx. Acres:** 0.16  
**Elec:** City **Water:** City of Longmont  
**Gas:** XCEL **Taxes:** \$1,538/2015  
**PIN:** **Zoning:** RES  
**Waterfront:** No **Water Meter Inst:** Yes  
**Water Rights:** No **Well Permit #:**  
**HOA:** No

**Bedrooms:** 4 **Baths:** 4 **Rough Ins:** 0

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

**All Bedrooms Conform:** Yes

Rooms	Level	Length	Width	Floor
Master Bd	U	16	10	Carpet
Bedroom 2	U	12	10	Carpet
Bedroom 3	U	10	14	Carpet
Bedroom 4	B	13	9	Carpet
Bedroom 5	-	-	-	-
Bedroom 6	-	-	-	-
Dining room	M	13	10	Wood
Family room	L	11	18	Carpet
Great room	-	-	-	-
Kitchen	M	16	10	Wood
Laundry	L	6	10	Tile
Living room	M	13	18	Wood
Rec room	B	13	12	Carpet
Study/Office	B	10	10	Carpet

**IRES MLS # :** 803439 **PRICE:** \$399,900

2162 Cypress St, Longmont 80503

**RESIDENTIAL-DETACHED**

**ACTIVE**

**Locale:** Longmont

**County:** Boulder

**Area/SubArea:** 4/6

**Subdivision:** Westlake Manors

**Legal:** Lot 8 BLK 7 Westlake Manors 3

**Total SqFt All Lvl:** 2664 **Basement SqFt:** 725

**Total Finished SqFt:** 2500 **Lower Level SqFt:** 815

**Finished SqFt w/o Bsmt:** 1939 **Main Level SqFt:** 1124

**Upper Level SqFt:** **Addl Upper Lvl:**

**# Garage Spaces:** 2 **Garage Type:** Attached

**Garage SqFt:** 441

**Built:** 1984 **SqFt Source:** Assessor records

**New Const:** No

**Builder:** **Model:**

**New Const Notes:**

**Listing Comments:** Pristine home with immaculate landscaping featuring a huge deck. Open floor plan is perfect for hosting large groups. Charming updated kitchen, flooring, custom features, granite and too many features too list. Check feature sheet on Website. Newer paint inside and out, newer roofing, nice laundry room. This well maintained home is located in a great subdivision close to everything. A must see! Check out the beautiful landscaping

**Driving Directions:** Hover Street West to 21 st Ave, West to Westlake Drive, Ease on Beech Circle, Left on Cypress. Home is on the East side of street.

#### Property Features

**Style:** Tri-Level **Construction:** Wood/Frame, Brick/Brick Veneer **Roof:** Composition Roof **Type:** Contemporary/Modern **Outdoor Features:** Lawn Sprinkler System, Storage Buildings, Patio, Deck, RV/Boat Parking  
**Location Description:** Level Lot **Fences:** Enclosed Fenced Area  
**Lot Improvements:** Street Paved, Curbs, Gutters, Sidewalks, Street Light  
**Road Access:** City Street **Basement/Foundation:** 90%+ Finished  
**Basement Heating:** Forced Air **Cooling:** Central Air Conditioning  
**Inclusions:** Window Coverings, Self-Cleaning Oven, Dishwasher, Refrigerator, Microwave, Laundry Tub, Disposal, Smoke Alarm(s)  
**Master Bedroom/Bath:** 3/4 Master Bath **Fireplaces:** Fireplace Insert  
**Disabled Accessibility:** Level Lot, Level Drive **Utilities:** Natural Gas  
**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 **Exclusions** - Area rugs, personal mirrors and furniture, all art work.

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