



**Elementary:** Hunters Glen  
**Middle/Jr.:** Century  
**High School:** Mountain Range  
**School District:** Adams Co. Dist 12

**Lot SqFt:** 7,778 **Approx. Acres:** 0.18  
**Elec:** Xcel **Water:** City of Thornton  
**Gas:** Xcel **Taxes:** \$3,085/2015  
**PIN:** **Zoning:** RES  
**Waterfront:** No **Water Meter Inst:** Yes  
**Water Rights:** No **Well Permit #:**  
**1st HOA:** Rolling Hills Hoa At Msi 303-420-4433  
**Fee:** \$125/Q **Xfer:** Yes **Rsrv:** Yes **Cov:** Yes

**Bedrooms:** 5 **Baths:** 3 **Rough Ins:** 0

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	18	14	Carpet
Bedroom 2	U	13	11	Carpet
Bedroom 3	U	12	14	Carpet
Bedroom 4	M	13	13	Carpet
Bedroom 5	U	13	13	Carpet
Bedroom 6	-	-	-	-
Dining room	M	11	12	Carpet
Family room	M	16	16	Wood
Great room	-	-	-	-
Kitchen	M	15	12	Vinyl
Laundry	M	9	7	Vinyl
Living room	M	13	15	Carpet
Rec room	-	-	-	-
Study/Office	-	-	-	-

**IRES MLS # :** 812291 **PRICE:** \$479,000  
 496 E 134th Ave, Thornton 80241  
**RESIDENTIAL-DETACHED** **ACTIVE**  
**Locale:** Thornton **County:** Adams  
**Area/SubArea:** 12/Metro5/NSC  
**Subdivision:** Rolling Hills  
**Legal:** Rolling Hills 2nd Filing BLK:3 Lot:12

**Total SqFt All Lvl:** 4500 **Basement SqFt:** 1598  
**Total Finished SqFt:** 2902 **Lower Level SqFt:**  
**Finished SqFt w/o Bsmt:** 2902 **Main Level SqFt:** 1598  
**Upper Level SqFt:** 1304 **Addl Upper Lvl:**  
**# Garage Spaces:** 3 **Garage Type:** Attached  
**Garage SqFt:** 600  
**Built:** 1999 **SqFt Source:** Assessor records  
**New Const:** No  
**Builder:** Engle Homes **Model:**  
**New Const Notes:**

**Listing Comments:** Front door opens to majestic golf course and mountain views across the street. Open floor plan. Main floor bedroom is currently being used as an office. Elegant living/dining are perfect for entertaining. View the mountains and golf course from living rm & upper bath. Huge great room invites large gatherings. Concrete stone patio w/water feature are inviting in the backyard landscaping. Enjoy your granite counter tops with an expansive kitchen opening into a nook. Outdoor community pool access.

**Driving Directions:** I-25, East on 136 Ave East(Right) on Washington St. Right on 134th Ave. Property on the East Side.

**Property Features**  
**Style:** 2 Story **Construction:** Wood/Frame, Stone, Stucco **Roof:** Composition Roof **Common Amenities:** Pool **Type:** Contemporary/Modern  
**Outdoor Features:** Lawn Sprinkler System **Location Description:** Level Lot **Fences:** Enclosed Fenced Area **Views:** Back Range/Snow Capped, Foothills View, Plains View **Lot Improvements:** Street Paved, Curbs, Gutters, Sidewalks, Street Light **Road Access:** City Street  
**Basement/Foundation:** Unfinished Basement **Heating:** Forced Air **Cooling:** Central Air Conditioning **Inclusions:** Electric Range/Oven, Dishwasher, Microwave **Design Features:** Eat-in Kitchen, Separate Dining Room, Cathedral/Vaulted Ceilings, Open Floor Plan, Pantry, Walk-in Closet, Washer/Dryer Hookups **Master Bedroom/Bath:** Luxury Features Master Bath **Fireplaces:** Gas Fireplace **Utilities:** Natural Gas, Electric **Water/Sewer:** City Water **Ownership:** Private Owner **Possession:** 1-3 Days after Closing **Property Disclosures:** Seller's Property Disclosure **Flood Plain:** Minimal Risk **Possible Usage:** Single Family **New Financing/Lending:** Cash, Conventional, VA **Exclusions** - sellers fabric curtains, refrigerator, washer/dryer, BBQ, Lawn furniture

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