

**34403 Nelson Avenue
Pine, CO 80470**

YEAR

1996
Easy Hwy 285 access
Raised Ranch
Updated kitchen and bathrooms
Cul-de-Sac
Jefferson County Schools

SQUARE FOOTAGE

Main Level	1117
Lower Level	712
Total sq ft	1829

GARAGE

Measurement 25 X 25
Oversized two-car Garage
All shelving stays

LOT

Size 1.31 Acres
Good Southern Exposure
Approx Lot Line location to the South by Aspen Trees
North almost to fence
Season stream
Views overlooking greenbelt
Terraced landscaping with flagstone walkway
Nelson is a private drive. Maintenance is the obligation of homeowners living along the road
Gravel Driveway
Well location South lot line by Aspen Trees
Septic location north of drive near trampoline

EXTERIOR

Cedar siding power washed and recently stained
Deck
How many steps to front? 15

MAIN LEVEL

LIVING ROOM

Dimensions 14.8 X 16.5

Natural gas
Gas fireplace
Vaulted ceilings
6 panel doors
Interior recently painted
Ceiling fan

DINING ROOM

Open to Kitchen and Living room
Dining room dimensions: 12 X 11.5
Pergo floor
Lots of light with large windows with Beautiful Mountain view

2 BEDROOMS ON MAIN LEVEL

Master with walk-in closet
Master dimensions: 15 X 11.5
2nd bedroom dimensions with walk-in closet 13 X 11.5

BATHROOM 1 ON MAIN

1 full bath
Double sink, solid surface corian countertop, linen area, maple cabinets, tile floor

KITCHEN

Room dimension 12 X 12
Tile floor
Stove electric
Microwave
Refrigerator
Dishwasher Stainless Steele
Solid surface countertops Avonite
Oak Cabinets

LOWER LEVEL

1 BEDROOM

Room dimensions 14 X 11
1 lower level
Sliding doors

1 BATHROOM

1 full
Granite countertop, tile floor

FAMILY ROOM

Room dimension 16.5 X 13

Sliding glass door

LAUNDRY

Lower level

UTILITY

Lower level

Heating Gas forced hot air (Natural Gas)

PATIO

Cement floor over with deck overlooking meadow. Enjoy distant views and the beautifully landscaped, terraced, grassy area.

EXCLUSIONS

Fire pit, Trampoline, Window rods and Draperies

INCLUSIONS

Blinds, washer, dryer, refrigerator, microwave, stove/oven, dishwasher, gas logs, fireplace insert, garage shelving

UTILITES

IREA (electricity)

High: \$118.63

Low: \$31.33

Average: \$65.88

Minimum payment \$24.00

Colorado Natural Gas

High \$312.00

Low \$47.40

Average \$202.00

SATELITE TV

Leased from Dish Network

INTERNET PROVIDER

Wispertel