



Elementary: Crestview
Middle/Jr.: Casey
High School: Boulder
School District:BLDR VALLEY DIST RE2

Lot Size: **Approx Acreage:** 4.17
Elec: Xcel **Water:** Well
Gas: Propane **Taxes\Yr:** 1913/2006
PIN: 0022269 **Zoning:** Forestry
Waterfront: No **Water Meter Inst:** No
Water Rights: No **Well Permit #:** 130414
HOA Fee: \$15.00/M **Xfer:** No **Rsrv:** No
HOA Name:

Bedrooms:	3	Baths:	2	Rough Ins:	0	
BATHS	Bsmt	Lwr	Main	Upr	Addl	Total
Full	0	0	1	1	0	2
3/4	0	0	0	0	0	0
1/2	0	0	0	0	0	0

All Bedrooms Conform: Yes

ROOMS	Level	Length	Width	Floor
Master Bd	Upr	17	24	Carpet
Bedroom 2	Upr	10	14	Carpet
Bedroom 3	Addl	13	20	Carpet
Bedroom 4	-	-	-	-
Bedroom 5	-	-	-	-
Dining room	Main	-	-	-
Family room	Upr	13	12	-
Great room	-	-	-	-
Kitchen	Main	13	16	Wood
Laundry	Main	10	12	Vinyl
Living room	Main	17	24	Carpet
Rec room	-	-	-	-
Study/Office	-	-	-	-

MLS#: 529361

PRICE: \$539,000

ADDR: 194 Nugget Hill Rd, Jamestown, 80455

RESIDENTIAL-DETACHED

ACTIVE

Locale: Jamestown

County: Boulder

Area/SubArea: 6/2

Map Book: N - 33 - D

Subdivision: Nugget Hill

Legal: Pt US Govt Lot 38 NE NW 5-1N-71

Total SqFt All Lvls	2588	Basement SqFt:	0
Total Finished SqFt:	2588	Lower Level SqFT:	0
Finished SqFt w/o Bsmt:	2588	Main Level SqFt:	1162
Upper Level SqFT:	1046	Addl Upper Lvl:	380
# Garage Spaces:	2	Garage Type:	Detached
Garage SqFt:	416		
YearBuilt: 1972		SqFt Source: Other	
New Const: No		Est. Comp.:	
Builder:		Model:	
New Const Notes:			

Remarks: Magical mountain home on over 4 acres of pines and meadows. Only 15 minutes to Boulder. Beautiful sunny location with foothills views from numerous decks on multiple levels. A wonderful mixture of rustic and contemporary features including clawfoot bathtub, freestanding wood stove, and tile floors with a southwestern feeling make this a warm and inviting home. A separate heated two car garage has a large bright studio above. 4WD required in winter. A unique and special home for mountain lovers.

Driving Directions: From Boulder, west on Lee Hill Road to Lefthand Canyon. Turn left and go 1.4 mi to Nugget Hill Road on right after fire station. Go up steep drive and stay right at 3-way fork. House is 2nd drive on right after fork. Look for sign at head of drive.

Property Features

Land Size - 1-5 Acres, **Style** - 2 Story, **Construction** - Wood/Frame, **Roof** - Composition Roof, **Type** - Contemporary, **Outdoor Features** - Balcony, Deck, Hot Tub Included, Heated Garage, **Location Description** - Wooded Lot, Evergreen Trees, Deciduous Trees, Native Grass, Sloping Lot, Rock Out-Croppings, Abuts National Forest, House Faces South, **Horse Property** - Horse(S) Allowed, **Views** - Foothills View, **Road Access** - Private Road, Not Up To County Standards, Privately Maintained, **Road Surface At Property Line** - Dirt Road, **Basement/Foundation** - No Basement, **Flood Plain** - Minimal Flood Or C Rating, **Heating** - Forced Air, Wood Stove, 2 Or More Heat Sources, **Inclusions** - Window Coverings, Gas Range/Oven, Dishwasher, Refrigerator, Clothes Washer, Clothes Dryer, Garage Door Opener, Satellite Dish, **Energy Features** - Southern Exposure, Double Pane Windows, **Design Features** - Eat-In Kitchen, Wood Windows, Stain/Natural Trim, Washer/Dryer Hookups, **Master Bedroom Bath** - Shared Master Bath, **Utilities** - Electric, Propane, Wood/Coal, **Water/Sewer** - Well, Septic, **Ownership** - Private Owner, **Possession** - Delivery Of Deed, **Property Disclosures** - Seller's Property Disclosure, Lead Paint Disclosure, **Data Available** - Aerial Photo, Legal Description Available, Map Available, **Possible Usage** - Single Family, **New Financing** - Cash, Conventional,

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Prepared By **Karen Libin** - 3:35 PM - 5/11/2007

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