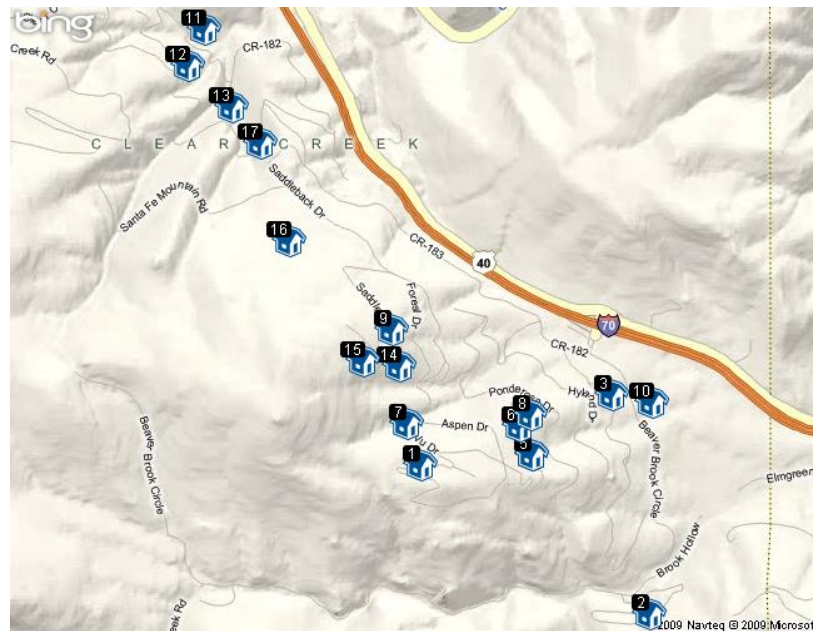


## Map






Only properties with a valid latitude and longitude in county records will appear on the map.




## Comparable Properties

Address	List Date	Sold Date	Original List Price	Sold Price
1. 1832 Aspen Dr	01/02/09		\$240,000	
2. 201 Hideaway Cir	05/15/09		\$220,000	
3. 209 Meadow View Dr	05/12/09		\$279,180	
4. 1063 Meadow View Dr	06/11/09		\$274,900	
5. 251 Beaver Brook Canyon Rd	05/12/09		\$299,900	
6. 868 Aspen Dr	05/10/07		\$379,900	
7. 1255 Hy Vu Dr	06/05/09		\$425,000	
8. 319 Hy Vu Dr	05/28/09		\$475,000	
9. 1266 Saddle Ridge Dr	04/23/09		\$329,000	
10. 239 Beaver Brook Canyon Rd	03/05/09		\$375,000	
11. 1667 Elk Valley Dr	04/22/09		\$450,000	
12. 2090 Elk Valley Dr	09/18/08		\$474,900	
13. 351 Clear Creek Rd	02/04/09		\$599,999	
14. 1331 Saddle Ridge Dr	03/16/09		\$619,000	
15. 1429 Saddle Ridge Dr	08/15/08		\$1,450,000	
16. 221 Halter Way	02/06/09		\$1,375,000	
17. 140 Outpost Ln	04/23/08		\$3,100,000	




## Comparable Properties

	 1832 Aspen Dr EVERGREEN, Colorado 80439	 201 Hideaway Cir EVERGREEN, Colorado 80439	 209 Meadow View Dr EVERGREEN, Colorado 80439
<b>Listing #:</b>	730880	772055	770809
<b>Status:</b>	A	A	A
<b>Property Type:</b>	Residential	Residential	Residential
<b>List Price:</b>	\$180,000	\$210,000	\$251,987
<b>County:</b>	Clear Creek	Clear Creek	Clear Creek
<b>Area:</b>	MEN Mtn Evergreen N	MEN Mtn Evergreen N	MEN Mtn Evergreen N
<b>Subdivision:</b>	HYLAND HILLS	HOMESTEAD HIDEAWAY	HYLAND HILLS
<b>Type:</b>	Detach Singl Fam	Detach Singl Fam	Detach Singl Fam
<b>Beds:</b>	2	3	3
<b>Baths:</b>	2	1	3
<b>Fireplaces:</b>	2	1	2
<b>Mstr Bed Loc:</b>			
<b>Laundry Loc:</b>			
<b>SqFt:</b>	1,452	1,480	1,862
<b>Bsmt SqFt:</b>	1,092		756
<b>Total SqFt:</b>	2,544	1,480	2,618
<b>Finished SqFt:</b>	1,998	1,480	2,618
<b>Basement:</b>	Full, Walk-Out	None	Partial, Walk-Out
<b>Bsmt Finished:</b>	Partial Finished		Fully Finished
<b>Bsmt % Finished:</b>	50%		100%
<b>Year Built:</b>	1976	1977	1972
<b>Style:</b>	Story & 1/2	Three Story	Story & 1/2
<b>Architecture:</b>		Rustic Contemp	Traditional
<b>Construction:</b>	Frame	Frame	Frame
<b>Construction Ext:</b>	Other		Wood Siding
<b>Roofing Material:</b>	Comp Shingles	Comp Shingles	Comp Shingles
<b>Car Storage:</b>	Off Street	Off Street	Garage, Attached
<b>Car Spaces:</b>	2	2	2
<b>Lot Size:</b>	43560		39204
<b>Acres:</b>	1	1.4	0.9
<b>Horses:</b>			
<b>Heat:</b>	Electric, Baseboard	Propane, Stove	Gas, Hot Water
<b>Water:</b>		Well Household	Well Household
<b>Sewer:</b>		Septic	Septic
<b>Taxes:</b>		\$1,046	\$2,240
<b>HOA Quoted:</b>	\$25, Annual		
<b>HOA Includes:</b>	Management Only		
<b>Remarks:</b>	GREAT OPPORTUNITY FOR EQUITY SHORT SALE, QUICK ACCESS TO I-70, VAULTED CEILING, GREAT ROOM W/ STONE FIREPLACE, PROPERTY NEEDS LOTS OF TLC, GREAT OPPORTUNITY FOR INVESTMENT/SWEAT EQUITY	1480 TTL SF CHARMING REMODELED MTN GETAWAY. SPACIOUS BRIGHT GREAT RM, VAULTED CEILINGS, LG UPDATED KITCH, GREAT SETTING & VIEWS, LG DECK & SEPARATE CABIN CAN BE FINISHED FOR OFFICE OR PLAYHOUSE. JUST MINUTES OFF I-70.	GREAT LOCATION TO SKIING OR DENVER, UPDATED 3 BR HOME, SS APPLCS, WASHER/DRYER, UPGRADED KITCHEN, 2 FPLS, HDWD FLRS, MASTER BR SUITE W/5PC BATH, JETTED TUB, NG HOT WATER HEAT, HEATED 2 CAR GAR, GREAT VIEWS, WRAPAROUND DECK.
<b>Listing Office:</b>	RE/MAX ALLIANCE CONIFER	RE/MAX ALLIANCE-EVERGREEN	RE/MAX ALLIANCE-EVERGREEN
<b>Sold Price:</b>			
<b>Sold Date:</b>			
<b>Sold Term:</b>			
<b>Seller DP Assist:</b>	\$0	\$0	\$0
<b>Concession Type:</b>			
<b>Concession Amt:</b>			




## Comparable Properties

	 1063 Meadow View Dr EVERGREEN, Colorado 80439	 251 Beaver Brook Canyon Rd EVERGREEN, Colorado 80439	 868 Aspen Dr EVERGREEN, Colorado 80439
<b>Listing #:</b>	780765	770823	608863
<b>Status:</b>	A	A	A
<b>Property Type:</b>	Residential	Residential	Residential
<b>List Price:</b>	\$274,900	\$279,900	\$379,900
<b>County:</b>	Clear Creek	Clear Creek	Clear Creek
<b>Area:</b>	MEN Mtn Evergreen N	MEN Mtn Evergreen N	MEN Mtn Evergreen N
<b>Subdivision:</b>	HYLAND HILLS	HYLAND HILLS	HYLAND HILLS
<b>Type:</b>	Detach Singl Fam	Detach Singl Fam	Detach Singl Fam
<b>Beds:</b>	2	4	5
<b>Baths:</b>	2	2	2
<b>Fireplaces:</b>	1	2	
<b>Mstr Bed Loc:</b>			
<b>Laundry Loc:</b>			
<b>SqFt:</b>	1,845	2,924	1,480
<b>Bsmt SqFt:</b>			1,480
<b>Total SqFt:</b>	1,845	2,924	2,960
<b>Finished SqFt:</b>	1,845	2,924	2,590
<b>Basement:</b>	Walk-Out	None	Full, Walk-Out
<b>Bsmt Finished:</b>	Fully Finished		Partial Finished
<b>Bsmt % Finished:</b>	100%		75%
<b>Year Built:</b>	1988	1969	1988
<b>Style:</b>	Two Story	Story & 1/2	Ranch/One-Story
<b>Architecture:</b>	Mtn Contemp		
<b>Construction:</b>	Frame	Frame	Log
<b>Construction Ext:</b>	Wood Siding		
<b>Roofing Material:</b>	Comp Shingles	Comp Shingles	Metal
<b>Car Storage:</b>	Off Street	Off Street, None	Garage, Detached, Oversized
<b>Car Spaces:</b>	4		1
<b>Lot Size:</b>	56628	43560	
<b>Acres:</b>	1.3	1	1.8
<b>Horses:</b>			
<b>Heat:</b>	Gas, Forced Air	Gas, Hot Water	Gas, Forced Air
<b>Water:</b>	Well Household	Well Household	Well Domestic
<b>Sewer:</b>	Septic	Septic	Septic
<b>Taxes:</b>	\$1,626	\$2,095	\$1,649
<b>HOA Quoted:</b>			
<b>HOA Includes:</b>			
<b>Remarks:</b>	*EVERGREEN*MTN RETREAT W/THE DECK YOU'VE BEEN LOOKING FOR*PANAROMIC VIEWS*PRIVATE QUIET LVNG*UPPER FLR MSTR&5-PC BATH* *OPEN MAIN FLR W/KTCH,EAT-IN SPACE,WD FLRS, GAS FRPL*FULL FINISHED WALK OUT W/BD,BATH, FAM RM*MIN TO DNV,SKIING,EVGRN LAKE&TWN*	WOW!GREAT MOUNTAIN HOME WITH BEAUTIFUL VIEWS*2 FIREPLACES*CUSTOM BUILT-IN SHELVES* JET ACTION TUB IN MAIN FLOOR BATHROOM*SOME UPDATING IN KITCHEN*NEWER VANITIES IN BATHROOMS* BUYER TO PAY FOR UN/RE- WINTERIZATION	VIEWS ARE PRICELESS, POSSIBILITES ARE ENDLESS. 3 DECKS, DETACHED, OVERSIZED GARAGE WITH FURNACE AND WATER. AUXILLARY POWER. ADJUDICATED WELL, SAUNA, HOT TUB, BEAUTIFUL POT BETTY STOVE, CARPET ALLOWANCE
<b>Listing Office:</b>	LIVE URBAN REAL ESTATE	RE/MAX PROFESSIONALS	KELLER WILLIAMS PREFERRED RLTY
<b>Sold Price:</b>			
<b>Sold Date:</b>			
<b>Sold Term:</b>			
<b>Seller DP Assist:</b>	\$0	\$0	\$0
<b>Concession Type:</b>			
<b>Concession Amt:</b>			




## Comparable Properties

	 1255 Hy Vu Dr EVERGREEN, Colorado 80439	 319 Hy Vu Dr EVERGREEN, Colorado 80439	 1266 Saddle Ridge Dr EVERGREEN, Colorado 80439
<b>Listing #:</b>	778810	775971	764848
<b>Status:</b>	A	A	A
<b>Property Type:</b>	Residential	Residential	Residential
<b>List Price:</b>	\$425,000	\$475,000	\$309,000
<b>County:</b>	Clear Creek	Clear Creek	Clear Creek
<b>Area:</b>	MEN Mtn Evergreen N	MEN Mtn Evergreen N	MEN Mtn Evergreen N
<b>Subdivision:</b>	HYLAND HILLS	HYLAND HILLS	HYLAND HILLS/SADDLEBACK
<b>Type:</b>	Detach Singl Fam	Detach Singl Fam	Detach Singl Fam
<b>Beds:</b>	3	4	3
<b>Baths:</b>	3	3	3
<b>Fireplaces:</b>	2	2	
<b>Mstr Bed Loc:</b>			
<b>Laundry Loc:</b>			
<b>SqFt:</b>	1,604	2,173	2,652
<b>Bsmt SqFt:</b>	1,115	1,457	
<b>Total SqFt:</b>	2,719	3,630	2,652
<b>Finished SqFt:</b>	2,719	3,630	2,184
<b>Basement:</b>	Partial	Walk-Out	Full, Walk-Out
<b>Bsmt Finished:</b>	Fully Finished	Fully Finished	Fully Finished
<b>Bsmt % Finished:</b>		100%	67%
<b>Year Built:</b>	2002	1997	1983
<b>Style:</b>	Two Story	Two Story	Raised Ranch
<b>Architecture:</b>	Mtn Contemp	Mtn Contemp	
<b>Construction:</b>	Frame	Frame	Frame
<b>Construction Ext:</b>			
<b>Roofing Material:</b>	Comp Shingles	Comp Shingles	Comp Shingles
<b>Car Storage:</b>	Garage, Attached	Garage, Attached, Oversized	Garage, Attached
<b>Car Spaces:</b>	2	2	1
<b>Lot Size:</b>	69696		
<b>Acres:</b>	1.6	1	2.92
<b>Horses:</b>			
<b>Heat:</b>	Propane, Forced Air	Gas, Forced Air	Electric, Baseboard
<b>Water:</b>	Well Household	Well Household	Well Household
<b>Sewer:</b>	Septic	Septic	Septic
<b>Taxes:</b>	\$2,378	\$2,484	\$2,011
<b>HOA Quoted:</b>			
<b>HOA Includes:</b>			
<b>Remarks:</b>	2719 SQ.FT., INCREDIBLE VIEWS, PERFECT LOCATION BETWEEN DENVER & SKIING, PRIVATE, PAVED DRIVEWAY, WALLS OF WINDOWS, GRANITE KITCHEN ISLAND, MASTER SUITE RETREAT, NEWER HOME, SO MUCH MORE!	3630 SQFT, INCREDIBLE VIEWS OF MOUNTAINS & CITY LIGHTS, PERFECT LOCATION BETWEEN DENVER & SKIING, PVT, EASY ACCESS, PAVED DRIVE, GREAT OPN FLR PLN, VAULTED CEILINGS, MASTER SUITE RETREAT, SO MUCH MORE!	VIEWS YOU HAVE TO SEE TO BELIEVE, PRIVATE FOREST SETTING W/ROCK FORMATIONS, ENERGY EFFICIENT, SOLAR, OPEN GREAT RM, MAHOGANY WD FLRS, DECK, SUN ROOM, SO MUCH MORE, WOW!
<b>Listing Office:</b>	RE/MAX ALLIANCE-EVERGREEN	RE/MAX ALLIANCE-EVERGREEN	RE/MAX ALLIANCE-EVERGREEN
<b>Sold Price:</b>			
<b>Sold Date:</b>			
<b>Sold Term:</b>			
<b>Seller DP Assist:</b>	\$0	\$0	\$0
<b>Concession Type:</b>			
<b>Concession Amt:</b>			



## Comparable Properties

			
	239 Beaver Brook Canyon Rd EVERGREEN, Colorado 80439	1667 Elk Valley Dr EVERGREEN, Colorado 80439	2090 Elk Valley Dr EVERGREEN, Colorado 80439
<b>Listing #:</b>	764370	764347	766237
<b>Status:</b>	A	A	A
<b>Property Type:</b>	Residential	Residential	Residential
<b>List Price:</b>	\$370,000	\$450,000	\$474,900
<b>County:</b>	Clear Creek	Clear Creek	Clear Creek
<b>Area:</b>	MEN Mtn Evergreen N	MEN Mtn Evergreen N	MEN Mtn Evergreen N
<b>Subdivision:</b>	HYLAND HILLS,FLOYD HILL,B	SADDLEBACK RIDGE ESTATES	SADDLEBACK RIDGE ESTATES
<b>Type:</b>	Detach Singl Fam	Detach Singl Fam	Detach Singl Fam
<b>Beds:</b>	4	3	3
<b>Baths:</b>	3	3	3
<b>Fireplaces:</b>	2	1	2
<b>Mstr Bed Loc:</b>			
<b>Laundry Loc:</b>			
<b>SqFt:</b>	1,516	1,630	3,319
<b>Bsmt SqFt:</b>	1,428	1,458	
<b>Total SqFt:</b>	2,944	3,088	3,319
<b>Finished SqFt:</b>	2,866	2,730	3,319
<b>Basement:</b>	Partial, Garden Level	Partial, Walk-Out	None
<b>Bsmt Finished:</b>	Partial Finished	Partial Finished	
<b>Bsmt % Finished:</b>	95%	80%	
<b>Year Built:</b>	1992	1995	1979
<b>Style:</b>	Raised Ranch	Raised Ranch	Bi-Level
<b>Architecture:</b>	Mtn Contemp	Mtn Contemp	Contemporary
<b>Construction:</b>	Frame	Frame	Frame
<b>Construction Ext:</b>			Cedar Siding
<b>Roofing Material:</b>	Comp Shingles	Comp Shingles	Comp Shingles
<b>Car Storage:</b>	Garage, Attached	Garage, Attached	Garage, Attached, Detached, Oversized
<b>Car Spaces:</b>	2	2	4
<b>Lot Size:</b>	52272	87555	130680
<b>Acres:</b>	1.2	2.01	3
<b>Horses:</b>			
<b>Heat:</b>	Gas, Forced Air	Propane, Forced Air	Radiant
<b>Water:</b>	Well Household	Well Household	Well Household
<b>Sewer:</b>	Septic	Septic	Septic
<b>Taxes:</b>	\$2,271	\$2,040	\$2,692
<b>HOA Quoted:</b>		\$35, Annual	\$35, Annual
<b>HOA Includes:</b>		Management Only	
<b>Remarks:</b>	SUPERB POND SETTING*VIEWS FOREVER*30MIN 2 DWNTWN*EZ SKI COMMUTE**EZ ACCESS 2 EVERY THING*SPORTS CT&PARK BACKYD*FLAT LOT*2MST BDRMS*HUGE CUSTOM BATH W/STEAM*TRANQUIL PRIVATE AREA AROUND POND*BUILT IN HUTCH& SEATING AREA*2OVENS*LOTS OF	WANNA GET AWAY? STUNNING MTN CONTEMPORARY HOME! CLOSE TO SLOPES/DENVER! BOASTS: GREAT CONDITION*CHEFS KITCHEN W/BRKFST BAR* COZY FIREPLACE IN LIVING RM*HARDWOOD FLRS*WRAP AROUND DECK*HOT TUB* RV PARKING* STRGE SHED *NEUTRAL CLRS*SO FACING	3 ACRE FOOTHILLS SANCTUARY. EZ ACCESS TO I-70 @ FLOYD HILL. EXCELLENT VALUE UNDER \$145 /SQ FT. TRUE GREAT RM, VAULTED, OPEN. WINDO WS FRAME BEAUTIFUL VISTAS. TRAVERTINE FLRS. UP TO DATE MAPLE,GRANITE KIT. WAY.SPA RM. 4 CAR GARAGES. ADJ 3.2 AC LOT \$55K.MLS 769932
<b>Listing Office:</b>	RE/MAX PROFESSIONALS	RE/MAX PROFESSIONALS	ASSIST 2 SELL REAL ESTATE SERV
<b>Sold Price:</b>			
<b>Sold Date:</b>			
<b>Sold Term:</b>			
<b>Seller DP Assist:</b>	\$0	\$0	\$0
<b>Concession Type:</b>			
<b>Concession Amt:</b>			

## Comparable Properties

			
	351 Clear Creek Rd EVERGREEN, Colorado 80439	1331 Saddle Ridge Dr EVERGREEN, Colorado 80439	1429 Saddle Ridge Dr EVERGREEN, Colorado 80439
<b>Listing #:</b>	741836	753481	692284
<b>Status:</b>	A	A	A
<b>Property Type:</b>	Residential	Residential	Residential
<b>List Price:</b>	\$525,000	\$619,000	\$1,250,000
<b>County:</b>	Clear Creek	Clear Creek	Clear Creek
<b>Area:</b>	MEN Mtn Evergreen N	MEN Mtn Evergreen N	MEN Mtn Evergreen N
<b>Subdivision:</b>	SADDLEBACK RIDGE ESTATES	SADDLEBACK	SADDLEBACK HEIGHTS
<b>Type:</b>	Detach Singl Fam	Detach Singl Fam	Detach Singl Fam
<b>Beds:</b>	3	5	4
<b>Baths:</b>	4	4	5
<b>Fireplaces:</b>	1		2
<b>Mstr Bed Loc:</b>			
<b>Laundry Loc:</b>			
<b>SqFt:</b>	2,047	2,400	3,575
<b>Bsmt SqFt:</b>	1,638	1,600	1,800
<b>Total SqFt:</b>	3,685	4,000	5,375
<b>Finished SqFt:</b>	3,260	4,000	5,375
<b>Basement:</b>	Full, Walk-Out	Full	Full, Walk-Out
<b>Bsmt Finished:</b>	Fully Finished	Open	Fully Finished
<b>Bsmt % Finished:</b>	90%		100%
<b>Year Built:</b>	2008	1994	2003
<b>Style:</b>	Ranch/One-Story	Two Story	Two Story
<b>Architecture:</b>	Contemporary	Mtn Contemp	Chalet
<b>Construction:</b>	Stucco	Frame	Stucco
<b>Construction Ext:</b>		Cedar Siding	
<b>Roofing Material:</b>	Comp Shingles	Metal	Metal
<b>Car Storage:</b>	Garage, Attached, Oversized	Garage, Attached	Garage, Attached, Oversized
<b>Car Spaces:</b>	3	2	3
<b>Lot Size:</b>	169884		179467
<b>Acres:</b>	3.9	4.5	4.12
<b>Horses:</b>			
<b>Heat:</b>	Gas, Forced Air	Gas, Radiant	Propane, Hot Water
<b>Water:</b>	Well Household	Well Household	
<b>Sewer:</b>	Septic	Septic	Septic
<b>Taxes:</b>	\$1,357	\$2,631	\$2,731
<b>HOA Quoted:</b>	\$35, Annual		
<b>HOA Includes:</b>			
<b>Remarks:</b>	IMPRESSIVE CRAFTSMANSHIP IN THIS DESIGN ENHANCED NEW CONSTRUCTION. FEATURES INCLUDE CHERRY & HICKORY CABS, PORCELIN TILE FRS, ON DEMAND HOT WATER SYSTEM, GRANITE THRU-OUT, EARTH TONE WARM PAINT COLORS, DBL DRAWER DISHWASHER, WINE COOLER, SS APP, 1000 SF BONUS RM	TOP OF THE WORLD VIEWS FROM DIA TO DENVER. EXPANSIVE GLASS, WOOD FLRS, GOURMET KITCHEN W/ VIKING DOUBLE OVEN, SUB-ZERO REF, BOSCH DISHWASHER, GRT HOUSE FOR ENTERTAINING. EZ ACC TO I-70, 25MIN TO DENVER, GRT VALUE COMM-SUBJECT TO SHORT SALE BANK APPROVAL.	THIS IMMACULATE 4 BR, 5 BATH CUSTOM-BUILT EUROPEAN STYLE HOME SITS ON A BREATHTAKING PINNACLE OF SADDLEBACK MTN IN EVERGREEN. THIS HOME OFFERS HOME THEATER, EFFICIENT HEAT INCL HOT WATER ON DEMAND, 48IN VIKING REF.
<b>Listing Office:</b>	INTERO REAL ESTATE SERVICES	FULLER SOTHEBY'S INT'L REALTY	RE/MAX PROFESSIONALS
<b>Sold Price:</b>			
<b>Sold Date:</b>			
<b>Sold Term:</b>			
<b>Seller DP Assist:</b>	\$0	\$0	\$0
<b>Concession Type:</b>			
<b>Concession Amt:</b>			

## Comparable Properties

	 221 Halter Way EVERGREEN, Colorado 80439	 140 Outpost Ln EVERGREEN, Colorado 80439
<b>Listing #:</b>	741597	685255
<b>Status:</b>	A	A
<b>Property Type:</b>	Residential	Residential
<b>List Price:</b>	\$1,375,000	\$2,700,000
<b>County:</b>	Clear Creek	Clear Creek
<b>Area:</b>	MEN Mtn Evergreen N	MEN Mtn Evergreen N
<b>Subdivision:</b>	SADDLEBACK/THE GRAND PRES	THE GRAND PRESERVE/SADDLE
<b>Type:</b>	Detach Singl Fam	Detach Singl Fam
<b>Beds:</b>	4	4
<b>Baths:</b>	5	7
<b>Fireplaces:</b>	4	6
<b>Mstr Bed Loc:</b>		
<b>Laundry Loc:</b>		
<b>SqFt:</b>	5,204	7,632
<b>Bsmt SqFt:</b>	2,425	2,500
<b>Total SqFt:</b>	7,629	10,132
<b>Finished SqFt:</b>	6,380	10,132
<b>Basement:</b>	Partial, Walk-Out	Full, Walk-Out
<b>Bsmt Finished:</b>	Partial Finished	Fully Finished
<b>Bsmt % Finished:</b>	48%	100%
<b>Year Built:</b>	2006	2008
<b>Style:</b>	Two Story	Three Story
<b>Architecture:</b>	Mtn Contemp	Mtn Contemp
<b>Construction:</b>	Frame	Frame
<b>Construction Ext:</b>	Rock	Rock
<b>Roofing Material:</b>		Concrete Tile
<b>Car Storage:</b>	Garage, Attached	Garage, Attached, Oversized
<b>Car Spaces:</b>	3	7
<b>Lot Size:</b>		
<b>Acres:</b>	5.74	4.72
<b>Horses:</b>		
<b>Heat:</b>	Propane, Forced Air	Propane, Forced Air
<b>Water:</b>	Well Household	Well Household
<b>Sewer:</b>	Septic	Septic
<b>Taxes:</b>	\$10,976	\$6,708
<b>HOA Quoted:</b>	\$295, Monthly	\$295, Monthly
<b>HOA Includes:</b>		Snow Removal, Grounds Maint
<b>Remarks:</b>	NEW CONST IN THE GRAND PRESERVE, 7629 SQ FT 4BD/5BA. STONE, TIMBER & GLASS. SPLIT CURVE GRAND STAIRCASE, GOURMET KIT, FRML DINING, FLOATING GREAT RM, MAIN FLR STUDY, MSTR RET W/ LIBRARY, PVT ROOFTOP PATIO. OPT THEATER, GAME RM & WINE. AMAZINGLY UNIQUE.	RUSTIC TIMBER & STONE, EXPANSIVE GLASS, CAR SHOWROOM, CARWASH. MAIN FLOOR MASTER.OFFICE EXERCISE ROOM, VIEWS FOREVER! GATED CUL-DE-SAC OF 7 HOMES, TOP OF THE LINE LUXURY
<b>Listing Office:</b>	COLDWELL BANKER RESIDENTIAL 28	COLDWELL BANKER RESIDENTIAL 28
<b>Sold Price:</b>		
<b>Sold Date:</b>		
<b>Sold Term:</b>		
<b>Seller DP Assist:</b>	\$0	\$0
<b>Concession Type:</b>		
<b>Concession Amt:</b>		

---

## Price Comparison

---

### Active Listings

Address	List Date	Original List Price	Current List Price	Orig vs Current (%)
1832 Aspen Dr	01/02/09	\$240,000	\$180,000	25.00
201 Hideaway Cir	05/15/09	\$220,000	\$210,000	4.55
209 Meadow View Dr	05/12/09	\$279,180	\$251,987	9.74
1063 Meadow View Dr	06/11/09	\$274,900	\$274,900	0.00
251 Beaver Brook Canyon Rd	05/12/09	\$299,900	\$279,900	6.67
1266 Saddle Ridge Dr	04/23/09	\$329,000	\$309,000	6.08
239 Beaver Brook Canyon Rd	03/05/09	\$375,000	\$370,000	1.33
868 Aspen Dr	05/10/07	\$379,900	\$379,900	0.00
1255 Hy Vu Dr	06/05/09	\$425,000	\$425,000	0.00
1667 Elk Valley Dr	04/22/09	\$450,000	\$450,000	0.00
2090 Elk Valley Dr	09/18/08	\$474,900	\$474,900	0.00
319 Hy Vu Dr	05/28/09	\$475,000	\$475,000	0.00
351 Clear Creek Rd	02/04/09	\$599,999	\$525,000	12.50
1331 Saddle Ridge Dr	03/16/09	\$619,000	\$619,000	0.00
1429 Saddle Ridge Dr	08/15/08	\$1,450,000	\$1,250,000	13.79
221 Halter Way	02/06/09	\$1,375,000	\$1,375,000	0.00
140 Outpost Ln	04/23/08	\$3,100,000	\$2,700,000	12.90
Average:		\$668,634	\$620,563	7.19

