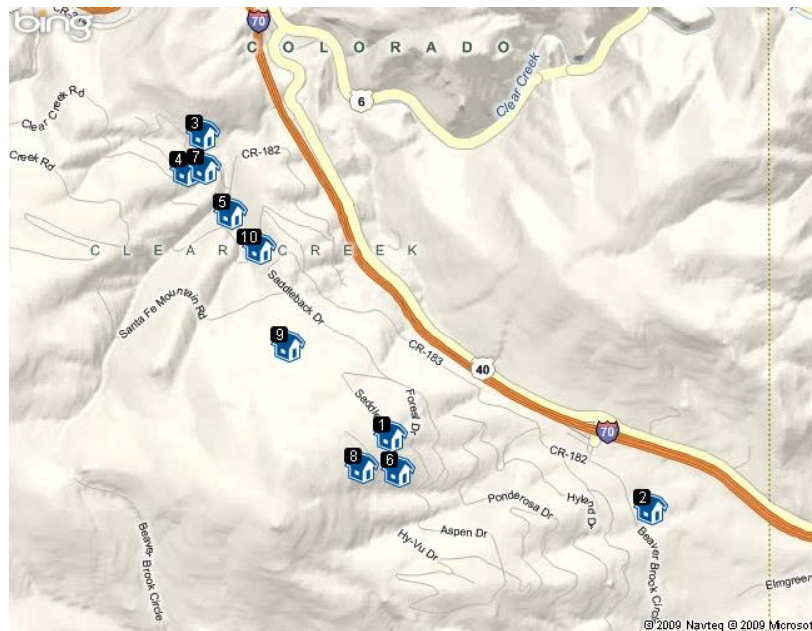


Map






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. 1266 Saddle Ridge Dr	04/23/09		\$329,000	
2. 239 Beaver Brook Canyon Rd	03/05/09		\$375,000	
3. 1667 Elk Valley Dr	04/22/09		\$450,000	
4. 2090 Elk Valley Dr	09/18/08		\$474,900	
5. 351 Clear Creek Rd	02/04/09		\$599,999	
6. 1331 Saddle Ridge Dr	03/16/09		\$619,000	
7. 34 Black Bear Ln	03/18/09		\$700,000	
8. 1429 Saddle Ridge Dr	08/15/08		\$1,450,000	
9. 221 Halter Way	02/06/09		\$1,375,000	
10. 140 Outpost Ln	04/23/08		\$3,100,000	




Comparable Properties

			
	1266 Saddle Ridge Dr EVERGREEN, Colorado 80439	239 Beaver Brook Canyon Rd EVERGREEN, Colorado 80439	1667 Elk Valley Dr EVERGREEN, Colorado 80439
Listing #:	764848	764370	764347
Status:	A	A	A
Property Type:	Residential	Residential	Residential
List Price:	\$309,000	\$370,000	\$450,000
County:	Clear Creek	Clear Creek	Clear Creek
Area:	MEN Mtn Evergreen N	MEN Mtn Evergreen N	MEN Mtn Evergreen N
Subdivision:	HYLAND HILLS/SADDLEBACK	HYLAND HILLS,FLOYD HILL,B	SADDLEBACK RIDGE ESTATES
Type:	Detach Singl Fam	Detach Singl Fam	Detach Singl Fam
Beds:	3	4	3
Baths:	3	3	3
Fireplaces:		2	1
Mstr Bed Loc:			
Laundry Loc:			
SqFt:	2,652	1,516	1,630
Bsmt SqFt:		1,428	1,458
Total SqFt:	2,652	2,944	3,088
Finished SqFt:	2,184	2,866	2,730
Basement:	Full, Walk-Out	Partial, Garden Level	Partial, Walk-Out
Bsmt Finished:	Fully Finished	Partial Finished	Partial Finished
Bsmt % Finished:	67%	95%	80%
Year Built:	1983	1992	1995
Style:	Raised Ranch	Raised Ranch	Raised Ranch
Architecture:		Mtn Contemp	Mtn Contemp
Construction:	Frame	Frame	Frame
Construction Ext:			
Roofing Material:	Comp Shingles	Comp Shingles	Comp Shingles
Car Storage:	Garage, Attached	Garage, Attached	Garage, Attached
Car Spaces:	1	2	2
Lot Size:		52272	87555
Acres:	2.92	1.2	2.01
Horses:			
Heat:	Electric, Baseboard	Gas, Forced Air	Propane, Forced Air
Water:	Well Household	Well Household	Well Household
Sewer:	Septic	Septic	Septic
Taxes:	\$2,011	\$2,271	\$2,040
HOA Quoted:			\$35, Annual
HOA Includes:			Management Only
Remarks:	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!	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
Listing Office:	RE/MAX ALLIANCE-EVERGREEN	RE/MAX PROFESSIONALS	RE/MAX PROFESSIONALS
Sold Price:			
Sold Date:			
Sold Term:			
Seller DP Assist:	\$0	\$0	\$0
Concession Type:			
Concession Amt:			

Comparable Properties

	 2090 Elk Valley Dr EVERGREEN, Colorado 80439	 351 Clear Creek Rd EVERGREEN, Colorado 80439	 1331 Saddle Ridge Dr EVERGREEN, Colorado 80439
Listing #:	766237	741836	753481
Status:	A	A	A
Property Type:	Residential	Residential	Residential
List Price:	\$474,900	\$599,999	\$619,000
County:	Clear Creek	Clear Creek	Clear Creek
Area:	MEN Mtn Evergreen N	MEN Mtn Evergreen N	MEN Mtn Evergreen N
Subdivision:	SADDLEBACK RIDGE ESTATES	SADDLEBACK RIDGE ESTATES	SADDLEBACK
Type:	Detach Singl Fam	Detach Singl Fam	Detach Singl Fam
Beds:	3	3	5
Baths:	3	4	4
Fireplaces:	2	1	
Mstr Bed Loc:			
Laundry Loc:			
SqFt:	3,319	2,047	2,400
Bsmt SqFt:		1,638	1,600
Total SqFt:	3,319	3,685	4,000
Finished SqFt:	3,319	3,260	4,000
Basement:	None	Full, Walk-Out	Full
Bsmt Finished:		Fully Finished	Open
Bsmt % Finished:		90%	
Year Built:	1979	2008	1994
Style:	Bi-Level	Ranch/One-Story	Two Story
Architecture:	Contemporary	Contemporary	Mtn Contemp
Construction:	Frame	Stucco	Frame
Construction Ext:	Cedar Siding		Cedar Siding
Roofing Material:	Comp Shingles	Comp Shingles	Metal
Car Storage:	Garage, Attached, Detached, Oversized	Garage, Attached, Oversized	Garage, Attached
Car Spaces:	4	3	2
Lot Size:	130680	169884	
Acres:	3	3.9	4.5
Horses:			
Heat:	Radiant	Gas, Forced Air	Gas, Radiant
Water:	Well Household	Well Household	Well Household
Sewer:	Septic	Septic	Septic
Taxes:	\$2,692	\$1,357	\$2,631
HOA Quoted:	\$35, Annual	\$35, Annual	
HOA Includes:			
Remarks:	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	IMPRESSIVE CRAFTSMANSHIP IN THIS DESIGN ENHANCED NEW CONSTRUCT.FEATURES INCLUDE CHERRY & HICKORY CABS, PORCELIN TILE FR, ON DEMAN D HOT WATER SYSTEM, GRANITE THRU-OUT, EARTH TONE WARM PAINT COLORS, DBL DRAWER DISHWASH ER,WINE COOLER, SS APP, 1000 SF BONUS RM	TOP OF THE WORLD VIEWS FRM 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.
Listing Office:	ASSIST 2 SELL REAL ESTATE SERV	INTERO REAL ESTATE SERVICES	FULLER SOTHEBY'S INT'L REALTY
Sold Price:			
Sold Date:			
Sold Term:			
Seller DP Assist:	\$0	\$0	\$0
Concession Type:			
Concession Amt:			

Comparable Properties

			
	34 Black Bear Ln EVERGREEN, Colorado 80439	1429 Saddle Ridge Dr EVERGREEN, Colorado 80439	221 Halter Way EVERGREEN, Colorado 80439
Listing #:	753748	692284	741597
Status:	A	A	A
Property Type:	Residential	Residential	Residential
List Price:	\$689,000	\$1,250,000	\$1,375,000
County:	Clear Creek	Clear Creek	Clear Creek
Area:	MEN Mtn Evergreen N	MEN Mtn Evergreen N	MEN Mtn Evergreen N
Subdivision:	SADDLEBACK RIDGE ESTATES	SADDLEBACK HEIGHTS	SADDLEBACK/THE GRAND PRES
Type:	Detach Singl Fam	Detach Singl Fam	Detach Singl Fam
Beds:	3	4	4
Baths:	3	5	5
Fireplaces:	1	2	4
Mstr Bed Loc:			
Laundry Loc:			
SqFt:	2,357	3,575	5,204
Bsmt SqFt:	684	1,800	2,425
Total SqFt:	3,041	5,375	7,629
Finished SqFt:	3,041	5,375	6,380
Basement:	Partial	Full, Walk-Out	Partial, Walk-Out
Bsmt Finished:	Fully Finished	Fully Finished	Partial Finished
Bsmt % Finished:	100%	100%	48%
Year Built:	2009	2003	2006
Style:	Two Story	Two Story	Two Story
Architecture:	Mtn Contemp	Chalet	Mtn Contemp
Construction:	Log	Stucco	Frame
Construction Ext:			Rock
Roofing Material:	Comp Shingles	Metal	
Car Storage:	Garage, Attached, Oversized	Garage, Attached, Oversized	Garage, Attached
Car Spaces:	3	3	3
Lot Size:		179467	
Acres:	2.61	4.12	5.74
Horses:			
Heat:	Propane, Radiant	Propane, Hot Water	Propane, Forced Air
Water:	Well Household		Well Household
Sewer:	Septic	Septic	Septic
Taxes:	\$1,226	\$2,731	\$10,976
HOA Quoted:	\$40, Annual		\$295, Monthly
HOA Includes:			
Remarks:	SPECTACULAR NEW LOG HOME OFFERS MILLION \$ FINISHES & DISTANT VIEWS. INSPIRED DESIGN & SUPERIOR CONSTRUCTION OFFERS VAULTED GREAT RM W/GAS FP & GORGEOUS KITCH. MN LVL MSTR BD W/DECK. MN LVL LAUNDRY. LOFT MAKES GREAT OFFICE. HUGE 3 CAR GARAGE.	THIS IMMACULATE 4 BR, 5 BATH CUSTOM-BUILT EUROPEAN STYLE HOME SITS ON A BREATHTAKING PINNACLE OF SADDLEBACK MTN IN EVERGREEN. THIS HM OFFERS HOME THEATER, EFFICIENT HEAT INCL HOT WATER ON DEMAND, 48IN VIKING REF.	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.
Listing Office:	RE/MAX ALLIANCE-EVERGREEN	RE/MAX PROFESSIONALS	COLDWELL BANKER RESIDENTIAL 28
Sold Price:			
Sold Date:			
Sold Term:			
Seller DP Assist:	\$0	\$0	\$0
Concession Type:			
Concession Amt:			

Comparable Properties



140 Outpost Ln
EVERGREEN, Colorado 80439

Listing #:	685255
Status:	A
Property Type:	Residential
List Price:	\$2,700,000
County:	Clear Creek
Area:	MEN Mtn Evergreen N
Subdivision:	THE GRAND PRESERVE/SADDLE
Type:	Detach Singl Fam
Beds:	4
Baths:	7
Fireplaces:	6
Mstr Bed Loc:	
Laundry Loc:	
SqFt:	7,632
Bsmt SqFt:	2,500
Total SqFt:	10,132
Finished SqFt:	10,132
Basement:	Full, Walk-Out
Bsmt Finished:	Fully Finished
Bsmt % Finished:	100%
Year Built:	2008
Style:	Three Story
Architecture:	Mtn Contemp
Construction:	Frame
Construction Ext:	Rock
Roofing Material:	Concrete Tile
Car Storage:	Garage, Attached, Oversized
Car Spaces:	7
Lot Size:	
Acres:	4.72
Horses:	
Heat:	Propane, Forced Air
Water:	Well Household
Sewer:	Septic
Taxes:	\$6,708
HOA Quoted:	\$295, Monthly
HOA Includes:	Snow Removal, Grounds Maint
Remarks:	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
Listing Office:	COLDWELL BANKER RESIDENTIAL 28
Sold Price:	
Sold Date:	
Sold Term:	
Seller DP Assist:	\$0
Concession Type:	
Concession Amt:	

Price Comparison

Active Listings

Address	List Date	Original List Price	Current List Price	Orig vs Current (%)
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
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
351 Clear Creek Rd	02/04/09	\$599,999	\$599,999	0.00
1331 Saddle Ridge Dr	03/16/09	\$619,000	\$619,000	0.00
34 Black Bear Ln	03/18/09	\$700,000	\$689,000	1.57
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:		\$947,289	\$883,689	6.71