



# 5930 South Watson Lane



<b>Address:</b> 5930 S Watson Ln	<b>Property Type:</b> Residential	<b>List:</b> \$1,695,000
<b>Listing #:</b> 676804	<b>Status:</b> Active	<b>PSF:</b> \$631.05
	<b>Backup/First:</b>	<b>Fin PSF:</b> \$353.13
<b>Area:</b> SSC S Subn Central	<b>PIN:</b> 207720224003	<b>County:</b> Arapahoe
<b>Type:</b> Detached Single Family, Golf Course	<b>Sub Area:</b> WATSON LANE SUB 1ST FLG	<b>City:</b> Littleton
<b>Style:</b> Ranch/1 Story	<b>Architecture:</b> Contemporary	<b>Zip:</b> 80123
<b>Faces:</b> West	<b>Construction:</b> Frame/Rock	<b>Year Built:</b> 2008
<b>NS Direction:</b> South #: 5800	<b>Roofing Material:</b> Concrete Tile	<b>Builder:</b> KUROWSKI
<b>EW Direction:</b> West #: 3300	<b>Car Storage:</b> Garage	<b>Model:</b> BUILT GREEN
<b>Map / Section:</b> 343 U	<b>Car Spaces:</b> 4	<b>Lot Size:</b> 26571
<b>HOA Name:</b>	<b>School District:</b> Littleton	<b>Acres:</b> .61
<b>HOA Phone:</b>	<b>Elementary:</b> Wilder	<b>Zoned:</b> R
<b>HOA Quoted:</b> \$0	<b>Junior High:</b> Goddard	<b>Taxes:</b> \$4,600
<b>Multiple HOAs:</b> No	<b>Senior High:</b> Heritage	<b>Unincorporated:</b> No
<b>HOA Includes:</b>		<b>Horses:</b>

	TOTAL	UPPER	MAIN	LOWER	BASEMENT
<b>Bedrooms</b>	4		1		3
<b>Bathrooms</b>	4		FH		FT
<b>Square Feet</b>	2,686		2,686		2,414
<b>Finished Sq Ft Total:</b>	4,800	<b>Total Sq Ft:</b> 5,100		<b>Date Measured:</b>	
<b>Basement:</b> Partial		<b>Bsmt Finished:</b> Partially		<b>Bsmt % Finished:</b> 85	
<b>Master Bedroom:</b> 19x19	Main	<b>Living Room:</b> 20x16		<b>Water:</b> Public	
<b>Family Room:</b> 22x16	Main	<b>Dining Room:</b> 15x12		<b>Sewer:</b> Public	
<b>Study / Den:</b>		<b>Kitchen:</b> 17x17			
<b>Laundry Loc:</b>		<b>Heat:</b> Gas			
<b># of Fireplaces:</b>		<b>Avg Utilities:</b>			
<b>Fireplace Loc:</b>		<b>Subfloor:</b>			

**Description:** Air Condition-Central,Backs to Greenbelt,Backs to Open Space,Covered Patio,Cul-De-Sac,Double Pane Windows,Deck,Double Oven,Disposal,Dishwasher,Formal Dining,Fence,Golf Community,Garage Door Opener,Jack & Jill Bath,Kitchen Island,Master Bathroom,Microwave Oven,Master Suite,Newer Carpet,New Home,Newer Paint,On Golf Course,Pet Free,Patio,Smoke Alarm,Self-Cleaning Oven,Smoke Free,Stove/Range/Oven,Vaulted Ceiling,Walk-In Closets,Wall to Wall Carpet

**Public Remarks:** A CUSTOM HOME TO BE BUILT ON THE POND AND GOLF COURSE BY JOHN KUROWSKI-ONE OF THE FINEST CUSTOM BUILDERS IN THE STATE/COUNTRY BUILT GREEN BY KUROWSKI. LIGHT RAIL ACCESS. WONDERFUL SCHOOLS:WILDER ELEM, HERITAGE SR. A BEAUTIFUL BUILDING SITE.CUSTOM BUILD HERE

**Broker Remarks:** TO BE BUILT:CUSTOM QUALITY. 9 MONTHS TO COMPLETION. NOT STARTED. TO BE BUILT.

**Directions:** FROM DOWNTOWN LITTLETON, GO WEST OVER RIVER , PAST THE GOLF COURSE ON YOUR LEFT TO WATSON LANE, TURN SOUTH TO LOT 9. HOME WILL BE BUILT WITH A VIEW OF THE GOLF COURSE+ POND

<b>Loan Balance:</b>	<b>Terms:</b> Conventional,Cash,Trade/Exchange	<b>Additional Terms:</b> TO BE BUILT.NOT STARTED.
<b>Buyers Agency:</b> 3.00	<b>Prospect Reservation:</b> No	<b>Listor Phone:</b> 303-888-1994
<b>Trans Broker:</b> 3.00	<b>Limited Service:</b> No	<b>Office Phone:</b> 303-794-8900
<b>Variable Commissions:</b> Yes	<b>Entry Only:</b> No	<b>Showing Phone:</b> 303-794-8900
<b>Listor:</b> RANDY BROWN	<b>Exclusive:</b> Exclusive Right	<b>Fax:</b> 303-794-0039
<b>Listing Office:</b> MB RANDY BROWN REAL ESTATE INC	<b>Current List Date:</b> 07/06/08	<b>Email:</b> RANDYBROWNREALESTATE@GMAIL.COM
<b>Office ID:</b> MBS51	<b>Original List date:</b> 07/06/08	<b>URL:</b> WWW.RANDYBROWNREALESTATE.COM

**Legal:** LOT 9 WATSON LANE SUB 1ST FLG CORRECTION PL AT

**Exclusions:** NONE

**Earnest Check To:** CALL RANDY **Minimum Earnest:** \$25,000

**Possesion:** UPON COMPLETION. APPROX 9 MONTHS

