



**Elementary:** Niwot  
**Middle/Jr.:** Sunset Middle  
**High School:** Niwot  
**School District:** St Vrain Dist Re 1j

**Lot Size:** 106051 **Approx Acres:** 2.43  
**Elec:** Xcel **Water:** Left Hand Water  
**Gas:** Xcel **Taxes:** \$32,790/2010  
**PIN:** R0117713 **Zoning:** Res  
**Waterfront:** No **Water Meter Inst:** Yes  
**Water Rights:** No **Well Permit #:**  
**HOA:** Somerset Hoa 303-506-5429  
**HOA Fee:** \$108.33/M **Xfer:** Yes **Rsrv:** Yes  
**Cov:** Yes

**Bedrooms:** 5 **Baths:** 7 **Rough Ins:** 0

Baths	Bsmt	Lwr	Main	Upr	Addl	Total
Full	1	0	1	1	0	3
3/4	1	0	0	1	0	2
1/2	0	0	2	0	0	2

**All Bedrooms Conform:** Yes

Rooms	Level	Length	Width	Floor
Master Bd	M	24	21	Wood
Bedroom 2	U	24	14	Carpet
Bedroom 3	U	16	14	Carpet
Bedroom 4	B	19	16	Carpet
Bedroom 5	B	20	16	Carpet
Dining room	M	19	17	Tile
Family room	M	32	24	Wood
Great room	-	-	-	-
Kitchen	M	22	17	Wood
Laundry	M	11	7	Tile
Living room	-	-	-	-
Rec room	M	37	34	Carpet
Study/Office	U	20	18	Wood

**IRES MLS # :** 650901 **PRICE:** \$3,475,898  
**6359 SNOWBERRY Ln, Niwot 80503**  
**RESIDENTIAL-DETACHED** **ACTIVE**  
**Locale:** Niwot **County:** Boulder  
**Area/SubArea:** 5/3 **Map Book:** B - 14 - B  
**Subdivision:** Somerset Estates  
**Legal:** Lot 4 Somerset Estates Replat B Blk 5  
**DOM:** 1

**Total SqFt All Lvl:** 12300 **Basement SqFt:** 5178  
**Total Finished SqFt:** 12300 **Lower Level SqFt:**  
**Finished SqFt w/o Bsmt:** 7122 **Main Level SqFt:** 5538  
**Upper Level SqFt:** 1584 **Addl Upper Lvl:**  
**# Garage Spaces:** 4 **Garage Type:** Attached  
**Garage SqFt:** 1612  
**Built:** 2006 **SqFt Source:** Building Plans  
**New Const:** No  
**Builder:** Steven DeWitt **Model:** Dream Home  
**New Const Notes:**

**Listing Comments:** The charm the natural stone and wood creates throughout this graceful home offers a quiet, serene retreat for solitude and privacy. Outstanding design highlights this soaring contemporary precisely placed to maximize the outstanding views in its unrivaled location. Just open the door and stroll through the manicured gardens, hit a few balls on your own putting green, or simply soak in the peace and beauty of nature. The quality construction and rich finishes radiate dignity and style throughout. **Broker Remarks:** Prefer 48 hour notice. Listing agent must be present at all showings/previews. Please prequalify your buyers. You can't build a home of this size and quality in such a beautiful location today for this price. You must see it to appreciate all this home has to offer.

**Driving Directions:** From Diagonal Hwy (119) & Hwy 52 (Mineral Rd), go E on 52, N on Somerset Dr., W or L on Snowberry Ln. Or from I-25 and Hwy 52, W on Hwy 52, N on Somerset Dr., W or L on Snowberry Lane to this artistic infrastructure on the left.

**Property Features**

**Land Size:** 1-5 Acres **Style:** 2 Story **Construction:** Stone, Stucco **Roof:** Concrete Tile **Common Amenities:** Clubhouse, Pool  
**Association Fee Includes:** Common Amenities, Common Utilities, Management **Type:** Contemporary/Modern **Outdoor Features:** Lawn Sprinkler System, Oversized Garage, Deck, Balcony, Private Pool, Patio  
**Location Description:** Abuts Public Open Space, Abuts Pond/Lake, Deciduous Trees, Evergreen Trees, Native Grass, Rolling Lot, Level Lot, House/Lot Faces E **Fences:** Dog Run/Kennel, Enclosed Fenced Area, Other Fence **Views:** Plains View, Foothills View, City View, Back Range/Snow Capped, Water View **Lot Improvements:** Street Paved, Sidewalks, Curbs, Gutters **Road Access:** Private Road, up to County Standards **Road Surface At Property Line:** Blacktop Road  
**Basement/Foundation:** Full Basement, 90%+ Finished Basement, Walk-out Basement **Heating:** 2 or more Heat Sources, Forced Air, Radiant Heat **Cooling:** Ceiling Fan, Central Air Conditioning **Inclusions:** Refrigerator, Security System Owned, Self-Cleaning Oven, Microwave, Jetted Bath Tub, Laundry Tub, Garage Door Opener, Gas Range/Oven, Bar Refrigerator, Double Oven, Clothes Dryer, Dishwasher, Window Coverings, Clothes Washer, Disposal, Smoke Alarm(s) **Energy Features:** Set Back Thermostat, Sun Space, High Efficiency Furnace, Double Pane Windows

**LA:** Colleen Vandendriessche **Phone:** 303-449-3444 **Email:** [colleen@relopros.com](mailto:colleen@relopros.com) **Fax:** 303-496-7570  
**LO:** Professional Relocation Oper. **Broker Phone:** 303-449-3444  
**TB:** 2.80 **BA:** 2.80 **Buyer Excl:** No **Contract:** R **For Showings:** 303-573-7469  
**Min EM:** \$100,000.00 **EM Recip:** TBD **Lim Service:** N

Prepared By: Colleen Vandendriessche - Mar 21, 2011 11:30:54 PM  
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