



IRES MLS # : 918650 **PRICE:** \$315,000
 2504 E Egbert St, Brighton 80601
ATTACHED DWELLING **SOLD**
Locale: Brighton **County:** Adams
Area/SubArea: 12/Metro3/BFL
Subdivision: Crescent Village
Legal: SUB:CRESCENT VILLAGE PUD LOT:4

Elementary: Southeast
Middle/Jr.: Vikan, Walter L.
High School: Brighton
School District: Brighton Dist 27j

Total SqFt All Lvl: 2254 **Basement SqFt:** 1120
Total Finished SqFt: 2065 **Lower Level SqFt:**
Finished SqFt w/o Bsmt: 1134 **Main Level SqFt:** 1134
Upper Level SqFt: **Addl Upper Lvl:**
Garage Spaces: 2 **Garage Type:** Attached
Garage SqFt:
Built: 2000 **SqFt Source:** Assessor records
New Const: No
Builder: **Model:**
New Const Notes:

Lot SqFt: **Approx. Acres:**
Elec: **Water:** Community
Gas: **Taxes:** \$1,935/2019
PIN: **Zoning:** RES
Waterfront: No **Water Meter Inst:** Yes
Water Rights: No **Well Permit #:**
1st HOA: Crescent Village 303-654-0768
Fee: \$295/M **Xfer:** No **Rsrv:** No **Cov:** Yes
Metro Tax District: No

Listing Comments: Spacious ranch with 2 car attached over sized garage with new garage door opener. Great room effect on main floor with vaulted ceilings & skylights encompassing the living room, dining room, breakfast bar and kitchen. New wood floor in living/dining area. 2 washer/dryer hook up areas (kitchen closet & basement utility). 2 large bonus rooms in basement for media, family or exercise room. HOA recently replaced roof.

Bedrooms: 3 **Baths:** 2 **Rough Ins:** 0

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

Sold Date: 08/24/2020 **Sold Price:** \$315,000
Terms: CONV FIX **DOM:** 3 **DTO:** 3 **DTS:** 37
Down Pmt Assist: N
Concession Type: None

All Bedrooms Conform: Yes

Property Features
Style: 1 Story/Ranch **Construction:** Wood/Frame **Roof:** Composition Roof
Description: Townhome **Common Amenities:** Unknown
Association Fee Includes: Trash, Snow Removal, Lawn Care,
 Water/Sewer **Basement/Foundation:** 90%+ Finished Basement **Heating:**
 Forced Air **Cooling:** Central Air Conditioning **Inclusions:** Dishwasher
Utilities: Natural Gas, Electric **Water/Sewer:** Other Water/Sewer
Ownership: Private Owner **Possession:** Delivery of Deed
Property Disclosures: Seller's Property Disclosure **Flood Plain:** Minimal
 Risk **New Financing/Lending:** Cash, Conventional, FHA, VA **Exclusions -**
 Washer, dryer, refrigerator, window coverings

Rooms	Level	Length	Width	Floor
Master Bd	M	0	0	Carpet
Bedroom 2	M	0	0	Carpet
Bedroom 3	B	0	0	Carpet
Bedroom 4	-	-	-	-
Bedroom 5	-	-	-	-
Bedroom 6	-	-	-	-
Dining room	-	-	-	-
Family room	-	-	-	-
Great room	-	-	-	-
Kitchen	M	0	0	Laminate
Laundry	-	-	-	-
Living room	-	-	-	-
Rec room	-	-	-	-
Study/Office	-	-	-	-

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