



**9346 Flower St**  
**WESTMINSTER CO 80021**  
**Locale Sunstream**

**MLS#** 6338675  
**Sold Price** \$273,000  
**Contract Date** 03/18/16  
**Sold Date** 04/28/16  
**Seller Type** Individual  
**Term** Conventional

**Status** Sold  
**Status Cond** None Known  
**Buyer Broker Pd** Listor/Seller  
**Concessions** Buyer Closing Costs/Seller Points Paid  
**Concessions \$** \$3,300

**Legal** R/T/S: 69-2-22 QTRSEC: NE SUBDIV: 734200 BLOCK: 003 LOT: 0016 6601 ;

<b>Type</b>	Detached Single Family	<b>Fuel Type</b>	Electric
<b>Style</b>	Ranch/1 Story	<b>Heating Type</b>	Baseboard
<b>Architecture</b>	Contemporary	<b>Cooling</b>	Ceiling Fan, Evaporative Cooler (Sw
<b>Year Built</b>	1977	<b>Other HVAC</b>	
<b>Roofing</b>	Composition Shingles	<b>Construction</b>	Brick, Frame
<b>Fireplaces</b>		<b>Exterior</b>	Vinyl Siding

<b>Bsmt</b>	None	<b>District</b>	Jefferson R-1
<b>Bsmt Fin</b>		<b>Elementary</b>	Lukas
<b>Subfloor</b>		<b>Middle</b>	Wayne Carle
		<b>High</b>	Standley Lake



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	SqFt	PSF	Baths	
<b>Upper</b>			<b>Full</b>	1
<b>Main</b>			<b>3/4</b>	0
<b>Lower</b>			<b>1/2</b>	0
<b>Above</b>	1,056	\$258.52	<b>1/4</b>	0
<b>Bsmt</b>			<b>Rough In</b>	No
<b>Total</b>	1,056	\$258.52	<b>Total</b>	1
<b>Finish</b>	1,056	\$258.52	<b>Beds</b>	3

**Other**

Other Finished SqFt	Desc
<b>Total Spaces</b>	1
<b>Parking Spaces</b>	1 Garage (Attached)

**Appliances** Dishwasher, Disposal, Microwave Oven, Refrigerator (Kitchen), Self-Cleaning Oven, Stove/Range/Oven  
**Flooring** Carpet, Laminate, Tile Floor  
**Interior Features** Cable Available, Eating Space / Kitchen  
**Exclusions** None  
**Exterior Features** Covered Patio

**Site** Cul-de-Sac  
**View**

**Faces**  
**Rights**

**HOA** No

**Multiple HOAs**

**HOA Fees**

**HOA Includes**

**Public Remarks**

Great starter home! Great location, quiet cul-de-sac, minutes from Standley Lake, 1/2 block from green belt. Walking distance to elementary school. Roof and gutters 2 yrs. old. Needs a little TLC. No showings Friday 3/18 3-6pm - carpets being cleaned.

