



SOLD
\$481,900

3968 Vrain St
Denver, CO 80212

MLS# 1004170
1,900 Sq Ft
\$254 / Sq Ft



Courtesy of:
SARAH HUBREGSEN

FULLER SOTHEBY'S INT'L REALTY

Phone: 720-231-5584
Office: 303-893-3200
Fax: 303-534-4115
Email: SARAH@HUBREGSEN.COM
Website: www.fullerproperties.com



Listing Office: BUILDINGS & RESIDENCES-DENVER

M1004170-RS





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3968 Vrain St
Denver, Colorado 80212
Status: Sold

M1004170-RS
List/Sold: \$484,900 / \$481,900

Status Conditions:
Approval Conditions: N/A

Seller Type: Corporation/Trust

Upper SqFt:			Kitchen:		
Main SqFt:			Dining Rm:		
Lower SqFt:		PSF	Living Rm:		
SqFt:	1,900	\$254	Mstr Bed:	U	
Bsmt SqFt:	900		Family Rm:	B	
Total SqFt:	2,800		Study/Den:	M	
Fin SqFt :	2,800	\$172	Laundry Loc:	U	
Upper Beds:	3		Upper Baths:	2	FF
Main Beds:			Main Baths:	1	H
Lower Beds:	1		Lower Baths:	1	F
Bsmt Beds:			Bsmt Baths:		
Bedrooms:	4		Bathrooms:	4	
Car Storage:	Garage,Detached				
Car Spaces:	2				



Basement: Full
Bsmt % Fin: Fully (95)%
Date Measured:
Measured By: Floor Plans
Fireplace Loc: Living Room
of Fireplaces: 2
Year Built: 2011
Lot Size: 3125
Acres:

Type: Attached Single Family (Duplex,Triplex)
Style: Two Story
Architecture: Contemporary
Construction: Frame, Other
Builder: Amazing
Model: contemporary Home
Roofing: Other
Subfloor:
Horses:

Description: Air Condition-Central,Burglar Alarm,Buyer's Warranty,Ceiling Fan,Cable Installed,Double Pane Windows,Disposal,Dishwasher,Eating Space/Kitchen,Formal Dining,Fence,Five Piece Bath,Garden Area,Jack & Jill Bath,Kitchen Island,Master Bathroom,Microwave Oven,Master Suite,New Home,Patio,Quick Possession,Refrigerator,Self-Cleaning Oven,Skylights,Sprinkler,Stove/Range/Oven,Tile Floor,Wood Floors,Walk-In Closets,Wall to Wall Carpet
Public Remarks: Spectacular Modern Townhome. Nothing like it in Denver-5 panel bi-fold door creates indoor/outdoor living space. Built 4 today's living w/an emphasis on functional use of space, entertaining & natural light, this home was built to impress.

Broker Remarks: Almost Complete. Amazing Contemporary Home. Other side (3966 Vrain) sold in 6 days....

County:	Denver	N/S Dir/Num:	North 3900	Map/Section:	253 S
PIN:	0	E/W Dir/Num:	West 4700	Faces:	West
Area:	DNW Denver Northwest	Unincorporated:		Zoned:	U-TU-C
Sub Area:	Berkeley/Highland/Sloans			Taxes:	\$2,500
Directions:	38th Ave to Vrain, North to property on the west				

Heat:	Gas, Hot Water	Avg Utilities:	
Water:	Public	Sewer:	Public
HOA Name:		School District:	Denver 1
HOA Phone:		Elementary:	Centennial
HOA Quoted:		Junior High:	Skinner
Multiple HOAs:		Senior High:	North
HOA Includes:			

Terms:	Conventional,Cash	Buy Agent:	2.80
Add Terms:		Trans Br:	2.80
Min Earnest:	\$10,000	Buy Br Pd By:	
Earnest Ck To:	Land Title Guarantee	Var Comm:	No
Possession:	Negotiable	Curr List Date:	06/03/11
Loan Bal 1:		Orig List Date:	06/03/11
Previous Price:		Current DOM:	8
Orig List Price:	\$484,900	Total DOM:	8
Exclusive:	Exclusive Right		
Exclusions:	none		
Legal:	Lot 42, Block 7 Mountain View, except rear 5 feet of said lot		

Name:	SARAH GARRATT	Listing Office:	BUILDINGS & RESIDENCES-DENVER
Agent Ph:	720-530-4732	Office ID:	M1196
Office Ph:	303-900-4142	Email:	SARAH@BUILDINGS-RESIDENCES.COM
Fax:	303-302-1820	Website:	www.Buildings-Residences.com
Showing Ph:	720-530-4732		

Sold Price:	\$481,900	Seller Type:	Corporation/Trus	Loan Amount:	
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Contract Date:	06/11/11	Concession Amt:	\$0	Interest Rate:	%
Sold Date:	07/11/11	Concession Type:	None		
Sold Term:	Cash	Seller DP Assist:	\$0		
Selling Off ID:	09697	Selling Office:	FULLER SOTHEBY'S INT'L REALTY		
Selling Br ID:	03504N	Selling Broker:	SARAH HUBREGSEN		



3968 Vrain St
Denver, Colorado 80212

Property Type: Residential
Status: Sold

M1004170-RS
List/Sold: \$484,900 / \$481,900

Status Condition:

Approval Condition: N/A

Seller Type: Corporation/Trust



MLS: M **MLS#: 1004170** **Property Type: Res** **City: Denver**

Selected Listing

Modified Date	Activity	Total DOM	Effective Date	Status	Current Price	Sold Price
07/14/11 08:50 AM	Sold	8	07/11/11	Sold	\$484,900	\$481,900
06/12/11 09:55 AM	Status	8	06/11/11	Under Contract	\$484,900	
06/03/11 04:56 PM	New	0	06/03/11	Active	\$484,900	





Address: 3968 Vrain St **Property Type:** Residential **List/Sold:** \$484,900 / \$481,900
Listing #: 1004170 **Status:** Sold **PSF:** \$253.63 **Fin PSF:** \$172.11

Status Conditions:

Approval Conditions: N/A
Area: DNW Denver Northwest
Type: Attached Single Family (Duplex, Triplex)
Style: Two Story
Faces: West
NS Direction: North **#:** 3900
EW Direction: West **#:** 4700
Map / Section: 253 S
HOA Name:
HOA Phone:
HOA Quoted:
Multiple HOAs:
HOA Includes:

PIN: 0
Sub Area: Berkeley/Highland/Sloans
Architecture: Contemporary
Construction: Frame, Other
Roofing Material: Other
Car Storage: Garage, Detached
Car Spaces: 2
School District: Denver 1
Elementary: Centennial
Junior High: Skinner
Senior High: North

Seller Type: Corporation/Trust
County: Denver
City: Denver
Zip: 80212
Year Built: 2011
Builder: Amazing
Model: contemporary Home
Lot Size: 3125
Acres:
Zoned: U-TU-C
Taxes: \$2,500
Unincorporated:
Horses:

	TOTAL	UPPER	MAIN	LOWER	BASEMENT
Bedrooms	4	3		1	
Bathrooms	4	FF	H	F	
Square Feet	1,900				900
Finished Sq Ft Total:	2,800	Total Sq Ft: 2,800		Date Measured:	
Basement: Full		Bsmt Finished: Fully		Bsmt % Finished: 95	
Master Bedroom:	Upper	Living Room:		Water: Public	
Family Room:	Basement	Dining Room:		Sewer: Public	
Study / Den:	Main	Kitchen:			
Laundry Loc:	Upper	Heat: Gas, Hot Water			
# of Fireplaces:	2	Avg Utilities:			
Fireplace Loc:	Living Room	Subfloor:			

Description: Air Condition-Central, Burglar Alarm, Buyer's Warranty, Ceiling Fan, Cable Installed, Double Pane Windows, Disposal, Dishwasher, Eating Space/Kitchen, Formal Dining, Fence, Five Piece Bath, Garden Area, Jack & Jill Bath, Kitchen Island, Master Bathroom, Microwave Oven, Master Suite, New Home, Patio, Quick Possession, Refrigerator, Self-Cleaning Oven, Skylights, Sprinkler, Stove/Range/Oven, Tile Floor, Wood Floors, Walk-In Closets, Wall to Wall Carpet

Public Remarks: Spectacular Modern Townhome. Nothing like it in Denver-5 panel bi-fold door creates indoor/outdoor living space. Built 4 today's living w/an emphasis on functional use of space, entertaining & natural light, this home was built to impress.

Broker Remarks: Almost Complete. Amazing Contemporary Home. Other side (3966 Vrain) sold in 6 days....

Directions: 38th Ave to Vrain, North to property on the west

Loan Balance:	Terms: Conventional, Cash	Additional Terms:
Buyers Agency: 2.80	Prospect Reservation:	Listor Phone: 720-530-4732
Trans Broker: 2.80	Limited Service: No	Office Phone: 303-900-4142
Variable Commissions: No		Showing Phone: 720-530-4732
Listor: SARAH GARRATT	Exclusive: Exclusive Right	Fax: 303-302-1820
Listing Office: BUILDINGS & RESIDENCES-DENVER	Current List Date: 06/03/11	Email: SARAH@BUILDINGS-RESIDENCES.COM
Office ID: M1196	Original List date: 06/03/11	URL: www.Buildings-Residences.com

Legal: Lot 42, Block 7 Mountain View, except rear 5 feet of said lot

Exclusions: none

Earnest Check To: Land Title Guarantee

Minimum Earnest: \$10,000

Possession: Negotiable

Sold Price: \$481,900	Sold Interest Rate: %	Sold Term: Cash	Sold Date: 7/11/2011
Sold Loan Amt:	Sold ID: 09697	Seller DP Assist: \$0	Current DOM: 8
Concession Type: None		Concession Amt: \$0	Total DOM: 8

