

# PATRICK DOLAN'S OFFICE

303-441-5642

[www.patrick-dolan.com](http://www.patrick-dolan.com)



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US  
TODAY!**



**Experienced  
Professional  
Knowledgeable**



## 1027 10TH STREET

**5 Bedroom, 2 Bath, 3345 Sq. Ft. • \$1,200,000**

- Attractive University Hill Home Filled w/ Unique Character & Charm
- Inviting Wrap-Around Front Porch and Large Fully Fenced Backyard
- Kitchen w/ Birch Cabinetry, Gas Range & Stainless Steel Appliances
- Convenient to Chautauqua, The Hill, CU Campus, Trails and Pearl ST.
- Subject to Existing Leases, Call Listing Agent for More Information!



## 3008 S. LAKERIDGE TRAIL

**4 Bedroom, 6 Bath, 5244 Sq. Ft. • \$897,700**

- Sun-Filled 2-Story in the Exclusive Lake of the Pines Neighborhood
- Private Lake Allows Power Boating, Fishing, Canoes & Water Skiing
- Terrific Southern Exposure w/ Expansive Foothills and Plains VIEWS
- Updated Kitchen w/ Slab Granite, Stainless Appliances & Tile Floors
- Newly Remodeled Master Bedroom & Bath & Extensive Wood Flrs



## 7300 ISLAND GREEN DRIVE

**6 Bedroom, 5 Bath, 4789 Sq. Ft. • \$888,000**

- Inviting 2-Story w/ Relaxing Covered Front Porch & Mature Trees
- Premium Location Directly Across from Neighborhood Pool & Park
- Gourmet Kitchen Opens to Sun-Filled 2-Story Family Room w/ FP
- Large Low Maintenance Back Deck & Fenced Yard w/ Sports Court
- Wood Floors, Finished G/L Basement & Many New Green Features



## 10443 SUNLIGHT DRIVE

**5 Bedroom, 6 Bath, 5381 Sq. Ft. • \$1,197,000**

- WALK TO DAWSON SCHOOL from this Sun-Filled Custom Built Home
- Nicely Appointed at the End of a Private Cul-De-Sac & 1.33 ACRE LOT
- Gorgeous Landscaping, Relaxing Front, Side & Back Patios & Hot Tub
- Spacious Interior w/ Gourmet Kitchen Open to 2-Story Family Room
- Luxurious Master Suite w/ 3-Sided Fireplace & Nicely Finished BSMT