

FEATURED GUNBARREL LISTINGS



AVAILABLE

4893 Country Club Way

4 Bedrooms, 4 Baths
3,030 Square Feet
Offered at \$849,900



AVAILABLE

7419 Old Mill Trail

4 Bedrooms, 4 Baths
4,172 Square Feet
Offered at \$927,000



COMING SOON

7306 Island Circle

4 Bedrooms, 4 Baths
5,470 Square Feet
Offered at \$830,000



2425 Canyon Boulevard #110
Boulder, CO 80302

**Attention Postmaster:
Time Sensitive Material**

PRESORTED
STANDARD
US POSTAGE
PAID
SAN DIEGO CA
PERMIT NO. 1600

PRESENTED BY

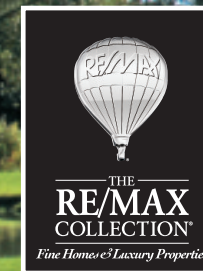
Patrick Dolan Team
REALTORS®

303.441.5642
PatrickDolanTeam@gmail.com
www.GunbarrelLiving.com

Connect with us on [f](#) [t](#) [in](#)
Each office independently owned and operated.



Happy New Year from the Patrick Dolan Team



GUNBARREL UPDATE

Prepared Especially for Thomas and Angela Stevenson

Real Estate Market Update
January 2015



YOUR GUNBARREL EXPERT

Patrick Dolan
REALTOR®
RE/MAX of Boulder Inc.

Thomas and Angela,
I have helped buyers and
sellers in over 440
successful Gunbarrel sales!

If you are planning
a move in 2015,
Call Me!

303.441.5642



GUNBARREL SINGLE FAMILY HOME REAL ESTATE ACTIVITY

HOMES SOLD IN 2014

ADDRESS	LISTING OFFICE	SOLD PRICE
SOLD		
1 7114 Cedarwood Circle	8z Real Estate	\$420,500.00
2 7104 Cedarwood Circle	Kearney Realty	\$425,000.00
3 7185 Cedarwood Circle	RE/MAX Alliance on Walnut	\$427,000.00
* 4 5048 Coventry Court	RE/MAX of Boulder, Inc.	\$427,000.00
5 7496 Old Mill Trail	Kearney Realty	\$427,619.00
6 4841 Tanglewood Court	Fourstar Realty & Prop. Mgmt.	\$436,000.00
* 7 7382 Buckingham Court	RE/MAX of Boulder, Inc.	\$441,740.00
8 6986 Hunter Place	Niwot Real Estate	\$460,000.00
9 7354 Buckingham Court	Mock Realty Company	\$475,000.00
10 7393 Poston Way	Greene Realty & Mgmt.	\$485,000.00
11 7351 Buckingham Court	Wright Kingdom	\$499,000.00
12 6915 Cordwood Court	Wright Kingdom	\$500,000.00
13 5263 Spotted Horse Trail	Fuller Sotheby's Intl. Realty	\$513,000.00
14 5262 Spotted Horse Trail	RE/MAX of Boulder, Inc.	\$514,500.00
15 5397 Wild Dunes Court	Coldwell Banker Res-Canyon	\$528,000.00
16 5390 Muirfield Court	Coldwell Banker Res-Canyon	\$534,500.00
17 7410 Old Mill Trail	Boulder Country Realty Company	\$535,000.00
18 6954 Wapiti Court	RE/MAX of Boulder, Inc.	\$536,000.00
19 4726 Tanglewood Trail	RE/MAX Alliance-Boulder	\$555,000.00
20 7033 Roaring Fork Trail	RE/MAX of Boulder, Inc.	\$560,500.00
21 7420 Old Mill Trail	RE/MAX of Boulder, Inc.	\$562,500.00
22 6965 Sweetwater Court	RE/MAX of Boulder, Inc.	\$564,000.00
23 6989 Green Willow Court	Richard Jablonski	\$570,000.00
24 4631 Carter Trail	RE/MAX Alliance on Walnut	\$579,000.00
25 5095 Idylwild Trail	RE/MAX of Boulder, Inc.	\$582,000.00

ADDRESS	LISTING OFFICE	SOLD PRICE
SOLD		
* 26 7366 Windsor Drive	RE/MAX of Boulder, Inc.	\$585,000.00
27 7195 Paint Brush Trail	Coldwell Banker Res-Devonshire	\$608,000.00
28 7324 Windsor Drive	Wright Kindom	\$610,000.00
29 4795 Carter Trail	Stellar Properties, LLC	\$615,000.00
30 7357 Augusta Drive	ERA Tradewind Real Estate, LLC	\$625,000.00
* 31 7347 Meadow Court	RE/MAX of Boulder, Inc.	\$631,000.00
32 6919 Roaring Fork Trail	MB Pezzuti & Associates	\$635,000.00
33 5342 Sun Dial Place	KPK Realty, LLC	\$647,000.00
34 5313 Desert Mountain Court	Coldwell Banker Res-Canyon	\$660,000.00
* 35 6914 Frying Pan Road	RE/MAX of Boulder, Inc.	\$675,000.00
36 4469 S Meadow Drive	Coldwell Banker Res-Canyon	\$729,900.00
37 4059 S Meadow Drive	Staufer Team Real Estate	\$734,000.00
38 5224 Pinehurst Drive	BHHS Rockies-Boulder	\$760,000.00
39 7432 Park Circle	RE/MAX of Boulder, Inc.	\$760,000.00
40 7444 Augusta Drive	Colorado Landmark-Boulder	\$779,500.00
41 4453 Rustic Trail	RE/MAX Alliance on Walnut	\$875,000.00
* 42 7323 Old Post Road	RE/MAX of Boulder, Inc.	\$880,000.00
* 43 7320 Island Circle	RE/MAX of Boulder, Inc.	\$981,000.00
* 44 5183 Idylwild Trail	RE/MAX of Boulder, Inc.	\$1,050,000.00
* 45 4983 Clubhouse Court	RE/MAX of Boulder, Inc.	\$1,065,000.00
* 46 4493 Pali Way	RE/MAX of Boulder, Inc.	\$1,095,000.00
* 47 4571 S Meadow Drive	RE/MAX of Boulder, Inc.	\$1,100,000.00
48 4745 Tanglewood Trail	Larson Realty, Inc.	\$1,100,000.00
49 7253 Old Post Road	Paxton Properties, Inc.	\$1,240,000.00
* 50 7072 Indian Peaks Trail	RE/MAX of Boulder, Inc.	\$1,365,000.00
51 7283 Old Post Road	RE/MAX Alliance-Boulder	\$1,600,000.00

* Patrick Dolan represents the buyer and/or seller of these listings.

This representation is based on sales and data reported by multiple brokers/agents to the Association of Realtors® (AOR) and the IRES MLS for January 1st, 2014 through December 31st, 2014. Patrick Dolan, RE/MAX of Boulder Inc., and the RE/MAX Collection are not in any way affiliated with any Gunbarrel Owners Association, nor is this in any way an official advertisement or publication of Gunbarrel. © 2015 RE/MAX Collection. All rights reserved. Listings and sales may not be those of RE/MAX Collection. Neither the AOR nor the IRES MLS guarantees the accuracy of this data, which may not reflect all of the real estate activity in the area. If your home is currently listed with another REALTOR®, this is not intended as a solicitation.

Dear Thomas and Angela,
If you would like your home professionally marketed and featured in my publication, which is mailed to over 1,100 potential buyers every month, call me at 303.441.5642.