

## RECENT SUCCESS BY PATRICK!



SOLD!

**6921 Harvest Road**  
**Sold for \$410,000**  
 3 Bedrooms | 2 Bathrooms  
 2,125 Square Feet



SOLD!

**7181 Cedarwood**  
**Sold for \$589,000**  
 2 Bedrooms | 2 Bathrooms  
 3,033 Square Feet



SOLD!

**4995 Idylwild Trail**  
**Sold for \$1,400,000**  
 4 Bedrooms | 4 Bathrooms  
 5,241 Square Feet



PENDING!

**4891 Tanglewood**  
**Offered at \$575,900**  
 3 Bedrooms | 4 Bathrooms  
 3,400 Square Feet



Each office independently owned and operated.

2425 Canyon Boulevard #110  
 Boulder, CO 80302

**Attention Postmaster:  
 Time Sensitive Material**



"Jim and I were very pleased with our transactions, both buying and selling. Very impressed with Patrick's team. They differentiate themselves from other brokers, by the quality services provided, attention to details and extensive knowledge of the local residential real estate market. Patrick's team functions like a well oiled machine and we appreciated the competence by all involved."

~Jim & Terri K. | September 2016



PRESENTED BY  
 Patrick Dolan Team  
 REALTORS®

303.441.5642  
 PatrickDolanTeam@gmail.com  
 www.Patrick-Dolan.com

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# GUNBARREL UPDATE

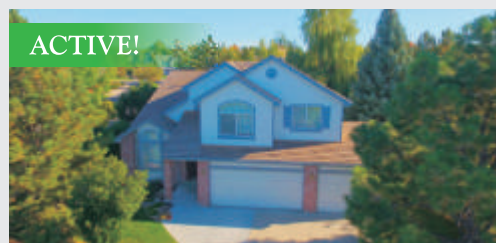
Prepared Especially for Thomas and Angela Stevenson

Real Estate Market Report  
 November 2016



ACTIVE!

4864 Briar Ridge Court  
Offered at \$599,900  
3 Beds, 3 Baths | 2,430 Square Feet



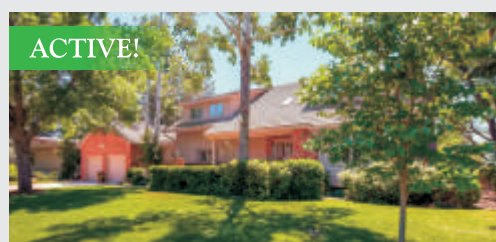
ACTIVE!

7303 Buckingham Road  
Offered at \$610,000  
4 Beds, 4 Baths | 3,106 Square Feet



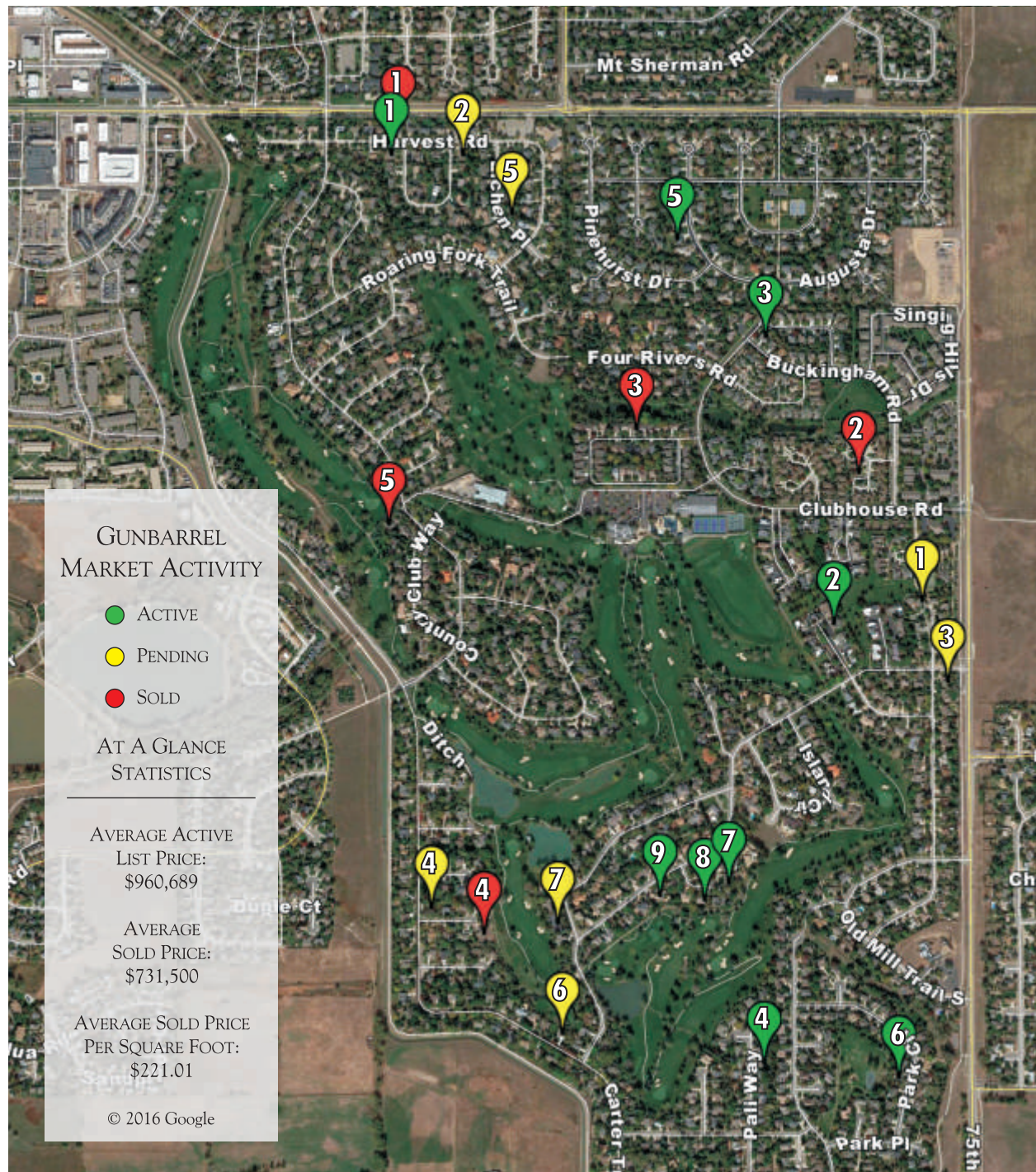
ACTIVE!

7248 Augusta Drive  
Offered at \$819,700  
5 Beds, 4 Baths | 4,043 Square Feet



ACTIVE!

4609 Field Court  
Offered at \$1,295,000  
4 Beds, 4 Baths | 4,061 Square Feet



A visual representation of the MLS data on the right. For more information or additional statistics, call us today.

## GUNBARREL HOME REAL ESTATE ACTIVITY OCTOBER 2016

ADDRESS	LISTING OFFICE	LIST PRICE	SOLD PRICE	SQ. FT.
<b>● SOLD</b>				
* 1 6921 Harvest Road	RE/MAX of Boulder, Inc	\$439,000.00	\$410,000.00	2,125
2 7354 Buckingham Court	Larson Realty, Inc.	\$515,000.00	\$510,000.00	2,522
* 3 7181 Cedarwood Circle	RE/MAX of Boulder, Inc	\$589,000.00	\$589,000.00	3,033
4 6994 Firerock Court	RE/MAX Alliance-Boulder	\$748,500.00	\$748,500.00	3,011
* 5 4995 Idylwild Trail	RE/MAX of Boulder, Inc	\$1,479,000.00	\$1,400,000.00	5,241
<b>● UNDER CONTRACT</b>				
* 1 4891 Tanglewood Court	RE/MAX of Boulder, Inc	\$575,900.00		3,400
2 6988 Hunter Place	RE/MAX of Boulder, Inc	\$584,900.00		3,672
3 4830 Tanglewood Trail	TRELORA	\$620,000.00		3,407
4 4608 Carter Trail	Coldwell Banker Res-CanyonBlvd	\$649,900.00		2,292
* 5 5292 Lichen Place	RE/MAX of Boulder, Inc	\$699,700.00		3,390
6 7087 Carter Trail	Real-A-Save, LLC	\$699,900.00		2,752
* 7 7055 Rustic Trail	RE/MAX of Boulder, Inc	\$1,250,000.00		4,172
<b>● ACTIVE LISTINGS</b>				
1 6916 Hunter Place	MOD Boulder	\$599,000.00		3,272
* 2 4864 Briar Ridge Court	RE/MAX of Boulder, Inc	\$599,900.00		2,430
* 3 7303 Buckingham Road	RE/MAX of Boulder, Inc	\$610,000.00		3,106
4 4432 Pali Way	RE/MAX of Boulder, Inc	\$677,700.00		3,245
* 5 7248 Augusta Drive	RE/MAX of Boulder, Inc	\$819,700.00		4,043
6 7454 Park Circle	RE/MAX of Boulder, Inc	\$869,900.00		4,075
7 4606 Field Court	Wendy Wyckoff, Broker	\$1,200,000.00		6,280
* 8 4609 Field Court	RE/MAX of Boulder, Inc	\$1,295,000.00		5,204
9 7172 Old Post Road	RE/MAX Alliance-Boulder	\$1,975,000.00		5,911

\* 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 October 1st, 2016 through October 31st, 2016. 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. © 2016 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. E & OE. This market report is not intended to solicit properties already listed for sale nor intended to cause a breach of an existing agency relationship.



YOUR GUNBARREL  
REAL ESTATE SPECIALIST

**Thinking Of  
Selling?**  
We'd LOVE to help...  
Please Call  
**303.441.5642**

Patrick Dolan  
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