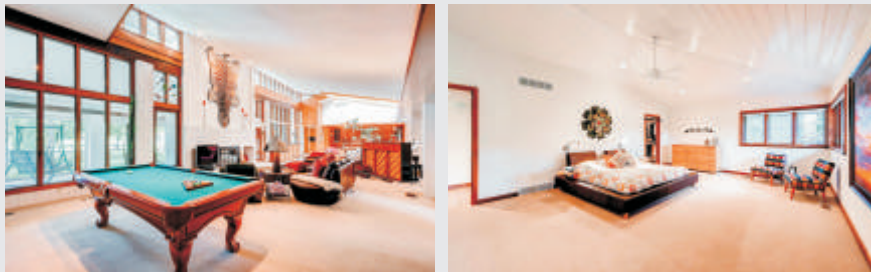


NEW LISTING BY PATRICK!



7055 Rustic Trail | Offered at \$1,250,000
3 Bedrooms | 2.5 Bathrooms | 4,172 Square Feet

Simply fabulous sprawling ranch home backs to BCC Golf Course and just oozes character and charm! Step inside to a huge living/entertaining room with vaulted ceilings and atrium with skylights and windows galore. Incredible custom kitchen with large center island, slab granite counters, custom William Ohs cabinetry, and sitting area off kitchen surrounded with windows—even a designer fireplace! Spacious master suite with access to large screened-in sun porch and private office all overlooking the course. Golf cart garage.



2425 Canyon Boulevard #110
Boulder, CO 80302

**Attention Postmaster:
Time Sensitive Material**






"We have closed several transactions with this all-star team. They are knowledgeable, efficient, and always prompt in responding to inquiries. We would highly recommend them to anyone looking for a dependable, trustworthy team!"

~Alan and Judi B. | May 2016



PRESENTED BY
Patrick Dolan Team
REALTORS®

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

Connect with us on   



GUNBARREL UPDATE

Prepared Especially for Thomas and Angela Stevenson

Real Estate Market Report
October 2016



PENDING!

6921 Harvest Road
Offered at \$439,000
3 Beds, 2 Baths | 2,125 Square Feet



PENDING!

7181 Cedarwood Circle
Offered at \$589,000
2 Beds, 2 Baths | 3,033 Square Feet



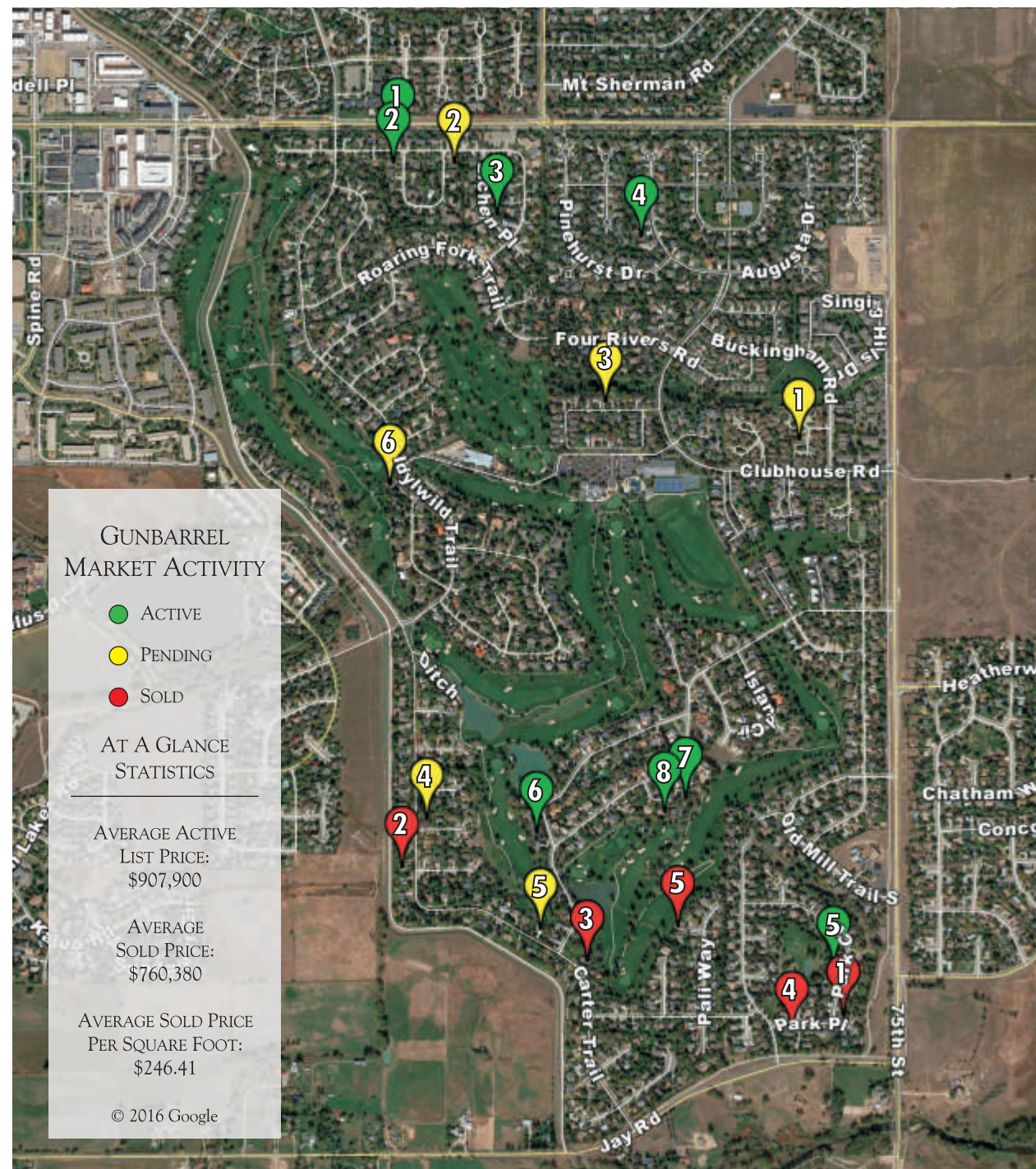
PENDING!

4995 Idylwild Trail
Offered at \$1,479,000
4 Beds, 4 Baths | 5,241 Square Feet



SOLD!

7137 Carter Trail
Offered at \$829,700
4 Beds+Office, 4 Baths | 3,549 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

SEPTEMBER 2016

ADDRESS	LISTING OFFICE	LIST PRICE	SOLD PRICE	SQ. FT.
● SOLD				
1 7499 Park Circle	8z Real Estate	\$599,000.00	\$594,000.00	2,696
2 4545 Carter Trail	Redefy	\$759,900.00	\$735,000.00	2,169
* 3 7137 Carter Trail	RE/MAX of Boulder, Inc	\$829,700.00	\$765,000.00	3,725
4 7386 Park Place	Kearney Realty	\$799,900.00	\$799,900.00	4,468
5 4463 Pali Way	David McLaughlin	\$925,000.00	\$908,000.00	3,148
● UNDER CONTRACT				
1 7354 Buckingham Court	Larson Realty, Inc.	\$515,000.00		2,522
2 6988 Hunter Place	RE/MAX of Boulder, Inc	\$584,900.00		3,672
* 3 7181 Cedarwood Circle	RE/MAX of Boulder, Inc	\$589,000.00		3,033
4 4608 Carter Trail	Coldwell Banker Res-CanyonBlvd	\$649,900.00		2,292
5 7087 Carter Trail	Real-A-Save, LLC	\$699,900.00		2,752
* 6 4995 Idylwild Trail	RE/MAX of Boulder, Inc	\$1,400,000.00		5,241
● ACTIVE LISTINGS				
* 1 6921 Harvest Road	RE/MAX of Boulder, Inc	\$439,000.00		2,125
2 6916 Hunter Place	MOD Boulder	\$639,900.00		3,272
* 3 5292 Lichen Place	RE/MAX of Boulder, Inc	\$699,700.00		3,390
* 4 7248 Augusta Drive	RE/MAX of Boulder, Inc	\$819,700.00		4,043
5 7454 Park Circle	RE/MAX of Boulder, Inc	\$869,900.00		4,075
* 6 7055 Rustic Trail	RE/MAX of Boulder, Inc	\$1,250,000.00		4,172
7 4606 Field Court	Wendy Wyckoff, Broker	\$1,250,000.00		6,280
* 8 4609 Field Court	RE/MAX of Boulder, Inc	\$1,295,000.00		5,204

* 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 September 1st, 2016 through September 30th, 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.



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Selling?**
We'd LOVE to help...
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