

# PATRICK KNOWS GUNBARREL!



**7213 Old Post Road | Sold for \$725,000**  
4 Bedrooms | 3 Bathrooms | 3,136 Square Feet



**7137 Carter Trail | Offered at \$829,700**  
4 Bedrooms+Office | 4 Bathrooms | 3,549 Square Feet



2425 Canyon Boulevard #110  
Boulder, CO 80302

**Attention Postmaster:  
Time Sensitive Material**






"Patrick was the total professional from day one of our experience with him. He is also extremely warm and friendly which makes the process of listing and selling a home very easy. We enjoyed working with him and his whole team during the brief process. The house sold quickly because of Patrick's work on advance advertising before the open house (which was a huge success). He really knows the market and has expertise in how to price and list properties. During the process of selling Patrick was very responsive to any questions or concerns and quickly worked to resolve them. Thank you to Patrick and Team for work well done!"

~Jim & Linda T. | August 2016



PRESENTED BY  
Patrick Dolan Team  
REALTORS®

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

Connect with us on   



# GUNBARREL UPDATE

Prepared Especially for Thomas and Angela Stevenson

Real Estate Market Report  
September 2016





**ACTIVE!**  
 4609 Field Court  
 Offered at \$1,295,500  
 4 Beds, 4 Baths | 4,061 Square Feet



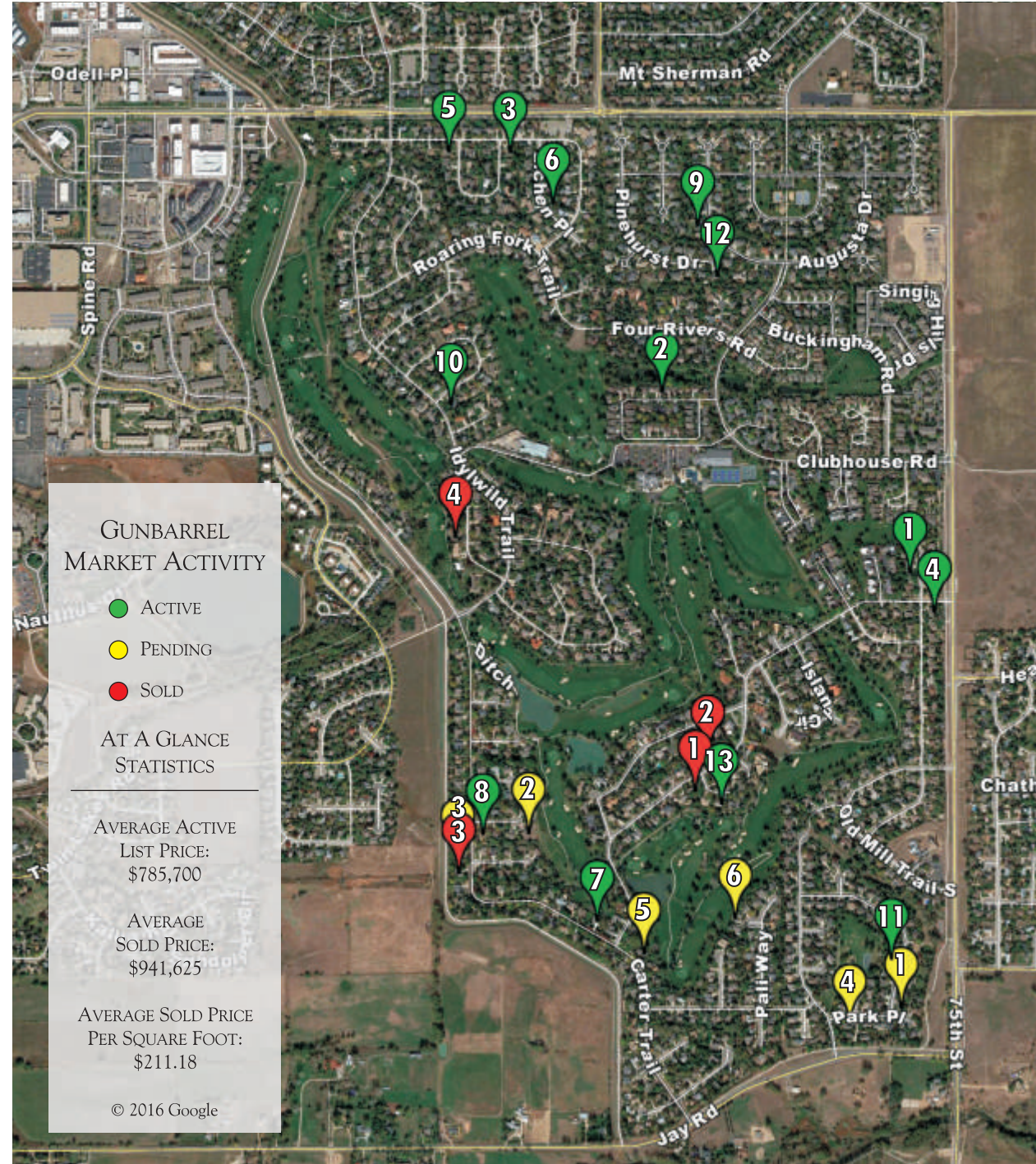
**ACTIVE!**  
 5292 Lichen Place  
 Offered at \$699,700  
 5 Beds, 4 Baths | 3,268 Square Feet



**ACTIVE!**  
 7248 Augusta Drive  
 Offered at \$819,700  
 5 Beds, 4 Baths | 3,943 Square Feet



**ACTIVE!**  
 7181 Cedarwood Circle  
 Offered at \$589,000  
 2 Beds, 2 Baths | 1,958 Square Feet



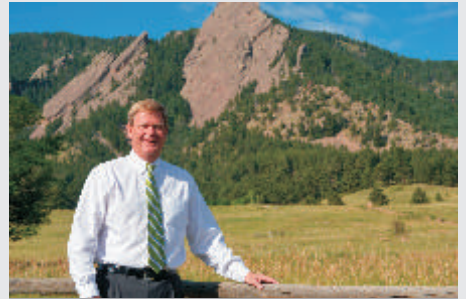
A visual representation of the MLS data on the right. For more information or additional statistics, call us today.

## GUNBARREL HOME REAL ESTATE ACTIVITY AUGUST 2016

ADDRESS	LISTING OFFICE	LIST PRICE	SOLD PRICE	SQ. FT.
<b>● SOLD</b>				
1 7182 Old Post Road	Porchlight Real Estate Group	\$600,000.00	\$580,000.00	3,241
* 2 7213 Old Post Road	RE/MAX of Boulder, Inc	\$799,700.00	\$725,000.00	4,416
3 4519 Carter Trail	Kidder + real estate	\$768,000.00	\$774,000.00	2,994
4 4907 Country Club Way	Barbara McIntyre Independent	\$1,749,950.00	\$1,687,500.00	6,943
<b>● UNDER CONTRACT</b>				
1 7499 Park Circle	8z Real Estate	\$599,000.00		2,696
2 6994 Firerock Court	RE/MAX Alliance-Boulder	\$748,500.00		3,011
3 4545 Carter Trail	Redefy	\$759,900.00		2,169
4 7386 Park Place	Kearney Realty	\$799,900.00		4,468
* 5 7137 Carter Trail	RE/MAX of Boulder, Inc	\$829,700.00		3,725
6 4463 Pali Way	David McLaughlin	\$925,000.00		3,148
<b>● ACTIVE LISTINGS</b>				
1 4855 Tanglewood Court	Delaney Realty Group	\$579,000.00		3,054
* 2 7181 Cedarwood Circle	RE/MAX of Boulder, Inc	\$589,000.00		3,033
3 6988 Hunter Place	RE/MAX of Boulder, Inc	\$594,900.00		3,672
4 4830 Tanglewood Trail	Trelora	\$650,000.00		3,407
5 6916 Hunter Place	MOD Boulder	\$669,000.00		3,272
* 6 5292 Lichen Place	RE/MAX of Boulder, Inc	\$699,700.00		3,390
7 7087 Carter Trail	Real-A-Save, LLC	\$719,900.00		2,752
8 6960 Firerock Court	RE/MAX of Boulder, Inc	\$749,000.00		3,140
* 9 7248 Augusta Drive	RE/MAX of Boulder, Inc	\$819,700.00		4,043
10 5060 Cottonwood Drive	WK Real Estate	\$824,000.00		3,302
11 7454 Park Circle	RE/MAX of Boulder, Inc	\$899,900.00		4,075
12 5217 Pinehurst Drive	USRealty.com LLP	\$1,125,000.00		5,335
* 13 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 August 1st, 2016 through August 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

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