

## SUCCESS IN GUNBARREL BY PATRICK DOLAN



**7045 Rustic Trail | Offered at \$1,100,000**  
4 Bedrooms | 4 Baths | 5,374 Square Feet



**7334 Park Circle | Sold for \$750,000**  
5 Bedrooms | 4 Baths | 4,768 Square Feet



2425 Canyon Boulevard #110  
Boulder, CO 80302

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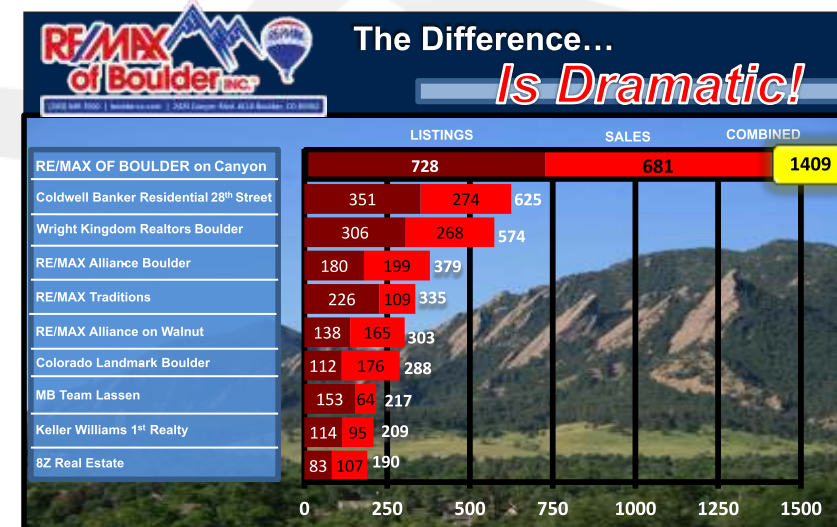


PRESENTED BY  
Patrick Dolan Team  
REALTORS®

303.441.5642  
PatrickDolanTeam@gmail.com  
www.GunbarrelLiving.com

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Each office independently owned and operated.



TOP TEN OFFICES - RESIDENTIAL BOULDER & BROOMFIELD COUNTIES. Data taken from IRES MLS, January 6, 2015 for time period January 1, 2014 - December 31, 2014.  
Residential Listings Sold are Single Family and Condos/Townhomes.  
www.BoulderCO.com



# GUNBARREL UPDATE

Prepared Especially for Thomas and Angela Stevenson

Real Estate Market Report  
September 2015

# FEATURED GUNBARREL LISTINGS



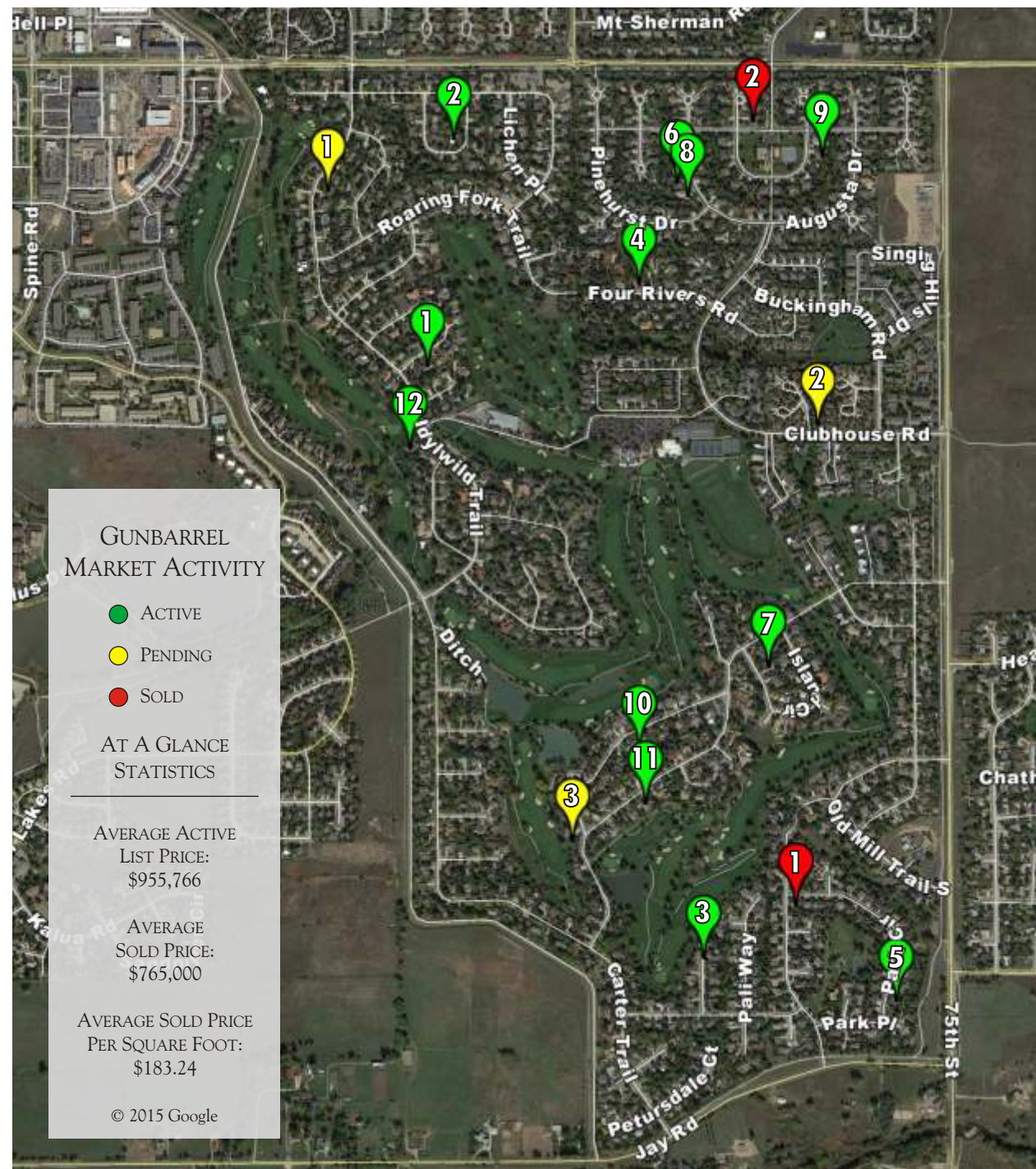
**AVAILABLE**  
 7171 Four Rivers Road  
 Offered at \$696,799  
 4 Beds, 3 Baths | 3,740 Square Feet



**AVAILABLE**  
 7152 Old Post Road  
 Offered at \$1,495,000  
 5 Beds, 5 Baths | 6,785 Square Feet



**AVAILABLE**  
 4995 Idylwild Trail  
 Offered at \$1,550,000  
 4 Beds, 4 Baths | 5,944 Square Feet



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

## GUNBARREL SINGLE FAMILY HOME REAL ESTATE ACTIVITY SEPTEMBER 2015

Thomas and Angela,  
 Do you know anyone who would like to find a home in Gunbarrel? Give us a call to talk about other upcoming listings near you!

	ADDRESS	LISTING OFFICE	LIST PRICE	SOLD PRICE	SQ. FT.
<b>● SOLD</b>					
* 1	7334 Park Circle	RE/MAX of Boulder	\$789,000.00	\$750,000.00	4,768
2	5336 Oak Tree Circle	8z Real Estate	\$795,000.00	\$780,000.00	3,729
<b>● UNDER CONTRACT</b>					
1	5260 Idylwild Trail	RE/MAX Alliance	\$579,000.00		3,698
2	5000 Coventry Court	Colorado Landmark-Boulder	\$595,000.00		3,470
* 3	7045 Rustic Trail	RE/MAX of Boulder	\$1,100,000.00		5,374
<b>● ACTIVE LISTINGS</b>					
1	5064 Cottonwood Drive	Colorado Landmark-Boulder	\$595,000.00		2,724
2	6971 Hunter Place	Steps Real Estate LLC	\$617,500.00		3,200
3	4678 Lariat Way	RE/MAX of Boulder	\$665,000.00		3,552
* 4	7171 Four Rivers Road	RE/MAX of Boulder	\$697,700.00		3,740
5	7493 Park Circle	Coldwell Banker Res-Canyon	\$729,000.00		3,914
6	7248 Augusta Drive	Trelora Realty	\$800,000.00		2,951
7	7302 Island Circle	MP/Thompson Daviau Realty	\$850,000.00		3,336
8	7256 Augusta Drive	Weinel Properties	\$950,000.00		5,058
9	7348 Island Green Drive	RE/MAX of Boulder	\$1,250,000.00		5,354
10	7164 Rustic Trail	RE/MAX Alliance-Boulder	\$1,270,000.00		7,412
* 11	7152 Old Post Road	RE/MAX of Boulder	\$1,495,000.00		6,785
* 12	4995 Idylwild Trail	RE/MAX of Boulder	\$1,550,000.00		5,944

\* 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, 2015 through August 31st, 2015. 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. Each office independently owned and operated.



YOUR GUNBARREL  
 REAL ESTATE SPECIALIST

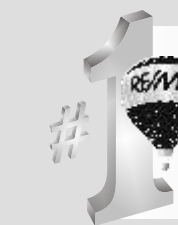
Patrick Dolan

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Thomas and Angela,

If you are thinking of selling your home in Gunbarrel, please give me a call or send me an email to set up a time to discuss the market and how I may be of assistance.

Kind Regards,  
 Patrick



No One in the  
 World Sells More  
 Real Estate than  
 RE/MAX!