

FEATURED LISTING BY PATRICK DOLAN

NEW PRICE!



7152 Old Post Road | Offered at \$1,398,700
5 Bedrooms | 5 Baths | 6,785 Square Feet

Spacious and sprawling home with room for everyone. Luxurious master suite, main floor office, finished basement with wine room, and rec room. Fabulous fenced backyard with views, gardens, and large patio.

Thomas and Angela,
If you would like your home featured in my monthly publication, call me today at 303.441.5642



2425 Canyon Boulevard #110
Boulder, CO 80302

**Attention Postmaster:
Time Sensitive Material**

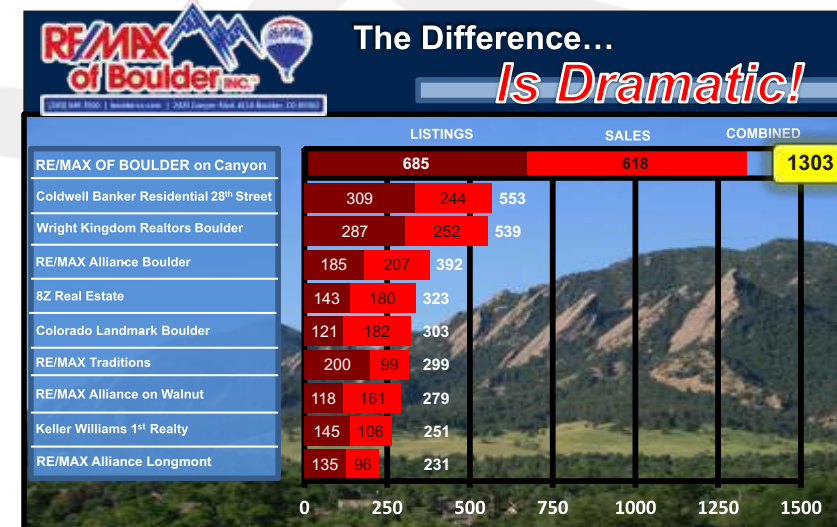
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PRESENTED BY
Patrick Dolan Team
REALTORS®

303.441.5642
PatrickDolanTeam@gmail.com
www.GunbarrelLiving.com

Connect with us on
Each office independently owned and operated.



TOP TEN OFFICES - RESIDENTIAL BOULDER & BROOMFIELD COUNTIES. Data taken from IRES MLS, January 11, 2016 for time period January 1, 2015 - December 31, 2015.
Residential Listings Sold are Single Family and Condos/Townhomes.
www.BoulderCO.com



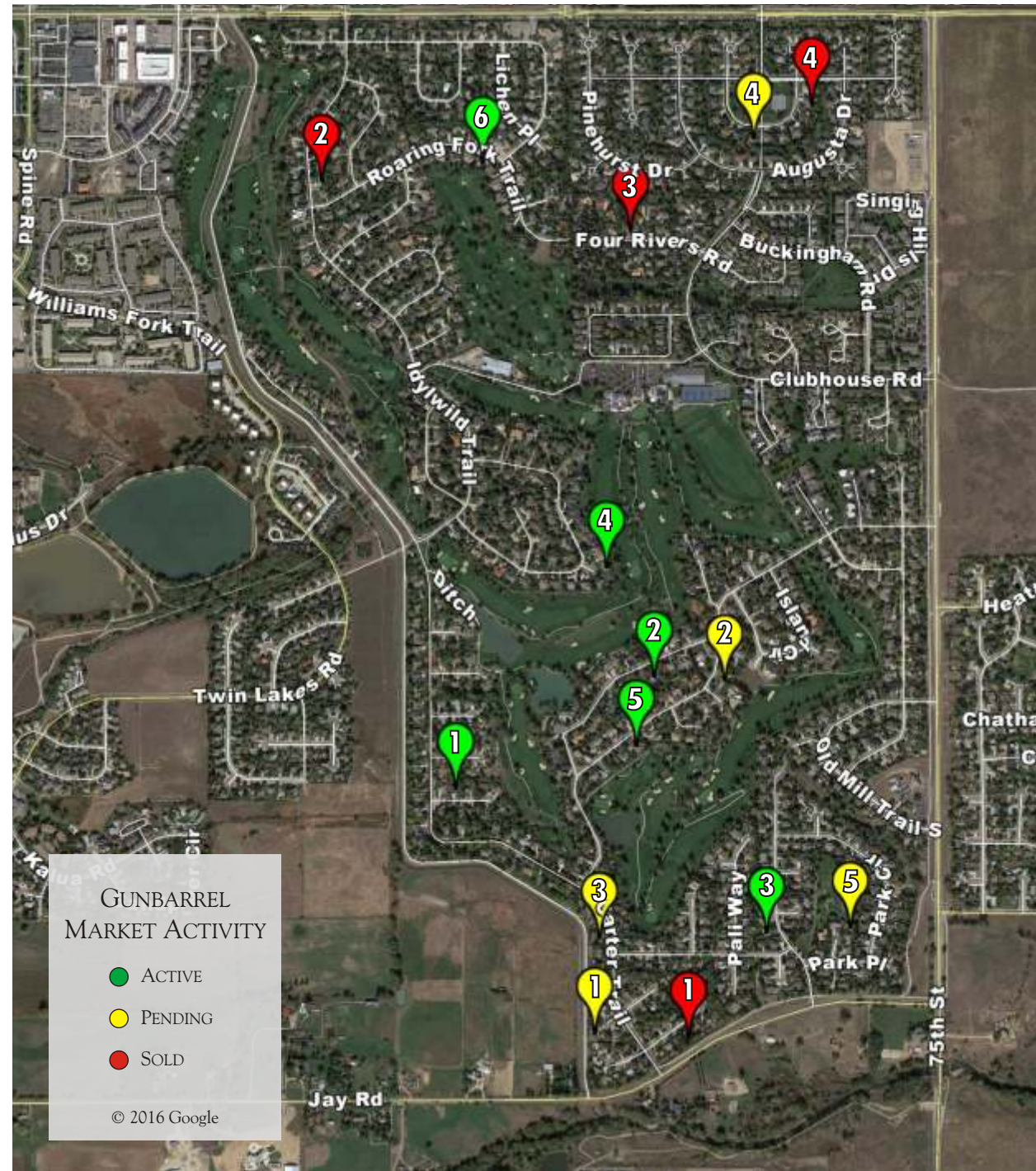
GUNBARREL UPDATE

Prepared Especially for Thomas and Angela Stevenson

Real Estate Market Report
February 2016

I HAVE QUALIFIED BUYERS LOOKING FOR PROPERTIES IN GUNBARREL!

- Four or more bedroom home in the range of \$600,000–\$750,000
- Three or more bedroom home with finished basement, up to \$1.2 million
- House with a main floor master suite
- Ranch-style home, up to \$800,000
- Fixer-upper home, any price point
- Cedarwood or Buckingham patio home



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

GUNBARREL HOME REAL ESTATE ACTIVITY FEBRUARY 2016

	ADDRESS	LISTING OFFICE	LIST PRICE	SOLD PRICE	SQ. FT.
● SOLD					
1	7288 Petursdale Court	RE/MAX of Boulder	\$575,000.00	\$580,500.00	2,510
2	5218 Idylwild Trail	Wright Kingdom Real Estate	\$619,500.00	\$610,000.00	3,589
* 3	7171 Four Rivers Road	RE/MAX of Boulder	\$659,700.00	\$640,000.00	3,740
* 4	7348 Island Green Drive	Modern Prestige Real Estate	\$1,250,000.00	\$1,150,000.00	5,354
● UNDER CONTRACT					
1	4279 Carter Trail	RE/MAX Alliance on Walnut	\$499,900.00		2,375
2	7252 Old Post Road	Keller Williams Integrity Real Estate	\$580,000.00		5,992
3	4377 Carter Trail	Coldwell Banker Residential	\$678,500.00		3,060
* 4	7300 Island Green Drive	RE/MAX of Boulder	\$888,000.00		4,789
5	4390 Park Court	RE/MAX Alliane Boulder	\$895,000.00		4,880
● ACTIVE LISTINGS					
1	6965 Sweetwater Court	Pedal to Properties	\$659,900.00		3,378
* 2	7184 Rustic Trail	RE/MAX of Boulder	\$829,000.00		4,029
3	4385 S Meadow Drive	Boulder Properties	\$845,000.00		4,456
* 4	7042 Indian Peaks Trail	RE/MAX of Boulder	\$1,250,000.00		4,542
* 5	7152 Old Post Road	RE/MAX of Boulder	\$1,398,700.00		6,785
6	7006 Roaring Fork Trail	Equity Colorado Front Range	\$1,400,000.00		3,977

* 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, 2016 through January 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 update 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

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

Patrick Dolan

REALTOR®
RE/MAX of Boulder Inc.

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PatrickDolanTeam@gmail.com

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