

## AVAILABLE HOMES BY PATRICK DOLAN



AVAILABLE!

**7300 Island Green Drive | Offered at \$888,000**  
6 Bedrooms | 5 Baths | 4,789 Square Feet  
Great Two-Story Across From The Park



AVAILABLE!

**7181 Cedarwood Circle | Offered at \$549,700**  
2 Bedrooms | 2 Baths | 1,958 Square Feet  
Patio Home Backing to a Pond



2425 Canyon Boulevard #110  
Boulder, CO 80302

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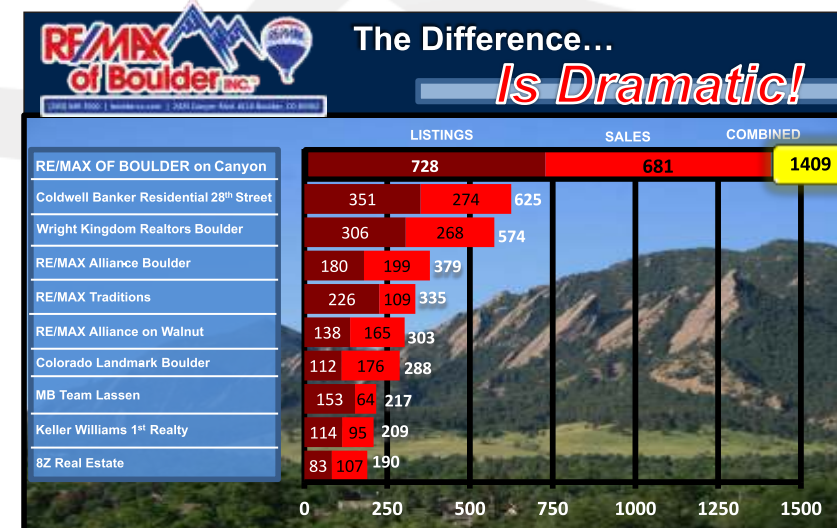


PRESENTED BY  
Patrick Dolan Team  
REALTORS®

303.441.5642  
PatrickDolanTeam@gmail.com  
www.GunbarrelLiving.com

Connect with us on [f](#) [t](#) [in](#)

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  
January 2016



YOUR GUNBARREL EXPERT

Patrick Dolan

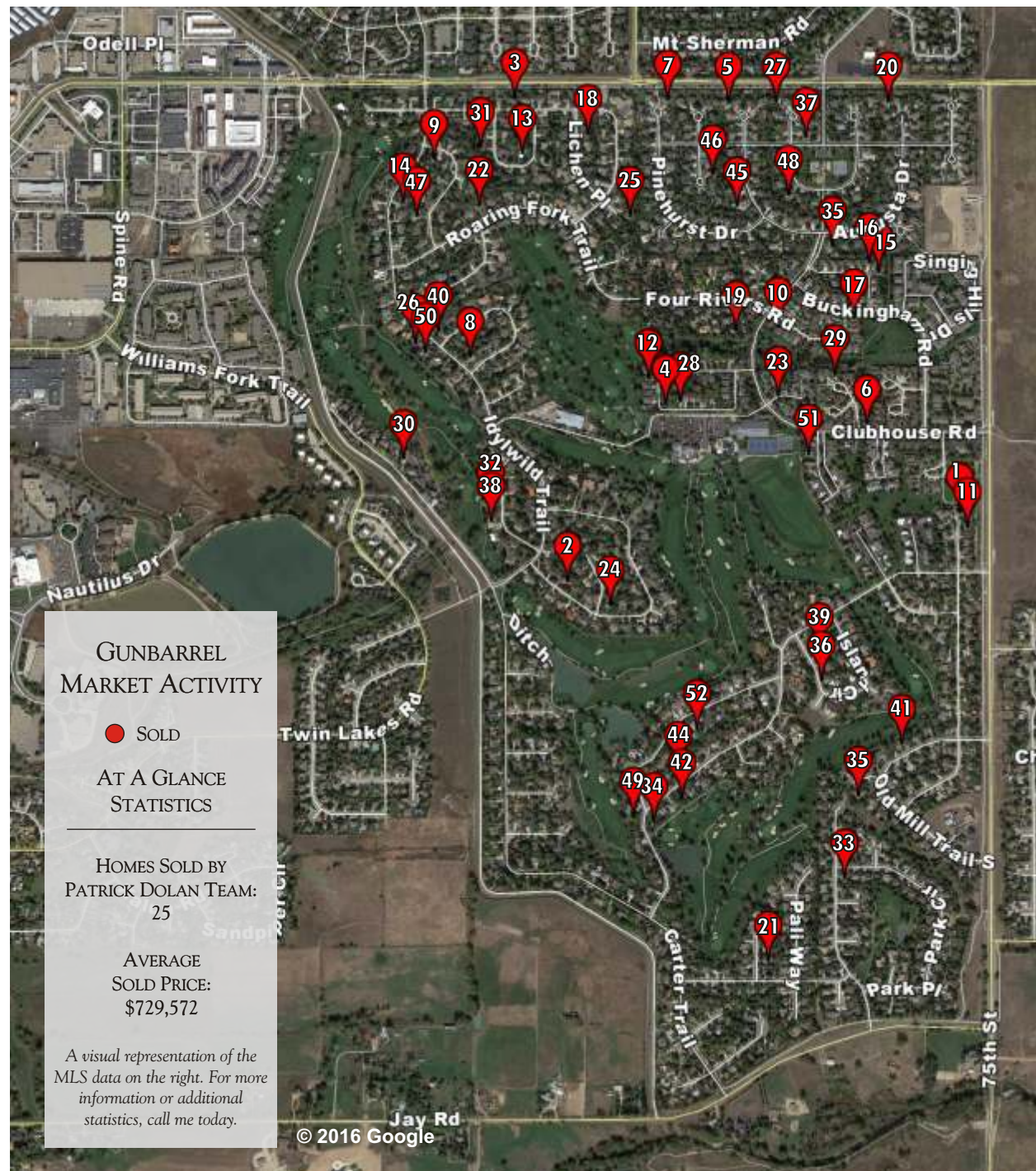
REALTOR®  
RE/MAX of Boulder Inc.

Thomas and Angela,  
I have helped buyers and  
sellers in over 465  
successful Gunbarrel sales!

If you are planning  
a move in 2016,  
Call Me!

303.441.5642

I will put my experience  
to work for you!



## GUNBARREL SINGLE FAMILY HOME REAL ESTATE ACTIVITY

HOMES SOLD IN 2015

ADDRESS	LISTING OFFICE	SOLD PRICE
● SOLD		
1 4892 Tanglewood Court	Coldwell Banker	\$489,184.00
* 2 6997 Indian Peaks Trail	RE/MAX of Boulder	\$492,000.00
* 3 6955 Harvest Road	RE/MAX of Boulder	\$528,000.00
* 4 7130 Cedarwood Circle	RE/MAX of Boulder	\$530,000.00
5 5383 Muirfield Court	Coldwell Banker	\$537,000.00
6 5000 Coventry Court	Colorado Landmark- Boulder	\$574,000.00
7 5360 Pinehurst Court	Fourstar Realty	\$579,000.00
* 8 5061 Coventry Court	RE/MAX of Boulder	\$585,000.00
* 9 5327 Spotted Horse Trail	RE/MAX of Boulder	\$586,000.00
* 10 7306 Windsor Drive	RE/MAX of Boulder	\$590,000.00
11 4878 Tanglewood Court	RE/MAX of Boulder	\$594,000.00
* 12 7145 Cedarwood Circle	RE/MAX of Boulder	\$600,000.00
13 6971 Hunter Place	Steps Real Estate	\$607,000.00
14 5260 Idylwild Trail	RE/MAX Alliance Boulder	\$607,000.00
* 15 7363 Poston Way	RE/MAX of Boulder	\$611,700.00
* 16 7341 Poston Way	RE/MAX of Boulder	\$615,000.00
* 17 7398 Windsor Drive	RE/MAX of Boulder	\$622,000.00
18 5344 Lichen Place	Borg Real Estate	\$636,100.00
19 7226 Four Rivers Road	RE/MAX of Boulder	\$645,000.00
20 5377 Wild Dunes Court	RE/MAX of Boulder	\$650,000.00
* 21 4378 Lariat Way	RE/MAX of Boulder	\$655,000.00
22 6919 Roaring Fork Trail	Coldwell Banker	\$670,000.00
* 23 7237 Siena Way A	RE/MAX of Boulder	\$670,000.00
24 7021 Indian Peaks Trail	RE/MAX of Boulder	\$675,000.00
25 5250 Lichen Place	Kearney Realty	\$695,000.00
26 5113 Idylwild Trail	Wright Kingdom	\$710,000.00

ADDRESS	LISTING OFFICE	SOLD PRICE
● SOLD		
27 5381 Oak Tree Court	RE/MAX Alliance-Lsvl	\$710,000.00
* 28 7126 Cedarwood Circle	RE/MAX of Boulder	\$710,000.00
29 5061 Cottonwood Drive	RE/MAX of Boulder	\$710,000.00
30 4958 CARTER Court	PRO Real Estate	\$710,000.00
* 31 6920 Hunter Place	RE/MAX of Boulder	\$720,000.00
32 4907 Country Club Way	RE/MAX of Boulder	\$750,000.00
* 33 7334 Park Circle	RE/MAX of Boulder	\$750,000.00
34 4542 Old Post Road	Colorado Landmark-Boulder	\$755,660.00
* 35 7322 Augusta Drive	RE/MAX of Boulder	\$757,000.00
* 36 7306 Island Circle	RE/MAX of Boulder	\$779,500.00
37 5336 Oak Tree Court	8z Real Estate	\$780,000.00
* 38 4893 Country Club Way	RE/MAX of Boulder	\$799,000.00
39 7302 Island Circle	MB/Thompson Daviau Realty	\$800,000.00
40 5112 Idylwild Trail	Coldwell Banker	\$801,000.00
* 41 7419 Old Mill Trail	RE/MAX of Boulder	\$820,000.00
* 42 7132 Old Post Road	RE/MAX of Boulder	\$835,000.00
43 7322 Yucca Court	RE/MAX Alliance-Boulder	\$880,000.00
* 44 7143 Old Post Road	RE/MAX of Boulder	\$890,000.00
45 7256 Augusta Drive	Weinel Properties	\$900,000.00
46 5294 Deer Creek Court	Bodin Realty International	\$900,000.00
* 47 5241 Spotted Horse Trail	RE/MAX of Boulder	\$950,000.00
* 48 7276 Island Green Drive	RE/MAX of Boulder	\$965,000.00
* 49 7045 Rustic Trail	RE/MAX of Boulder	\$1,080,000.00
50 5095 Idylwild Trail	RE/MAX Alliance on Walnut	\$1,112,600.00
* 51 4973 Clubhouse Court	RE/MAX of Boulder	\$1,160,000.00
52 7164 Rustic Trail	RE/MAX Alliance-Boulder	\$1,160,000.00

\* 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, 2015 through December 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. © 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. If your home is currently listed with another REALTOR®, this is not intended as a solicitation.

Dear Thomas and Angela,  
If you would like your home professionally marketed and featured in my publication, which is mailed to over 1,100 potential buyers every month, call me at 303.441.5642.