

# SIX MONTH REAL ESTATE SALES SUMMARY



## Fraser, Colorado Sales

July-December 2013

January 2014

### Single Family Homes

Address (Subdivision)	Bedrooms / Bathrooms	Finished / Total Sq	Sold Date	Sold Price
316 Cty Rd 837 / Balsh (WP Ranch)	3 Bed / 2 Bath	1,176 / 1,608	12/27/2013	\$202,500
732 Cty Rd 830 / Mulligan (WP Ranch)	1 Bed / 1 Bath	624 / 1,338	09/27/2013	\$235,000
295 Hughes Ave (WP Ranch)	2 Bed / 2 Bath	1,148 / 1,942	09/11/2013	\$314,000
202 Cty Rd 803 (Four Way Estates)	3 Bed / 3 Bath	2,868 / 3,284	12/16/2013	\$325,000
1771 Cty Rd 834 / Cranmer (WP Ranch)	3 Bed / 2 Bath	1,860 / 2,824	11/07/2013	\$350,000
304 Cty Rd 831 (WP Ranch)	3 Bed / 2.50 Bath	3,072 / 4,096	11/05/2013	\$391,500
450 Cty Rd 8333 (Cabins at Porcupine Ridge)	4 Bed / 3.50 Bath	2,476 / 3,259	09/20/2013	\$452,000
593 Cty Rd 831 / Little Pierre (WP Ranch)	3 Bed / 3 Bath	2,702 / 5,581	09/09/2013	\$479,900
216 Cty Rd 808 / Jack Frost (Frosty Acres)	4 Bed / 3.25 Bath	2,676 / 4,284	07/19/2013	\$482,500
1817 Cty Rd 834 / Cranmer (WP Ranch)	5 Bed / 4.50 Bath	3,922 / 5,670	12/18/2013	\$499,000
43 Meadow Trl (Cozen Meadow)	3 Bed / 3.75 Bath	2,486 / 3,272	09/09/2013	\$533,800
94 Cozens Way (Cozen Meadow)	3 Bed / 3 Bath	2,051 / 2,681	12/06/2013	\$538,129
88 Meadow Trl (Cozen Meadow)	3 Bed / 3 Bath	2,219 / 2,795	12/06/2013	\$539,000
80 Meadow Trl (Cozen Meadow)	4 Bed / 4 Bath	2,132 / 2,632	09/27/2013	\$539,920
525 N Lupine Ln (Cabins at Porcupine Ridge)	4 Bed / 3.50 Bath	2,476 / 3,266	10/07/2013	\$540,000
44 Morning Glory (Rendezvous)	4 Bed / 4 Bath	1,994 / 3,510	12/20/2013	\$615,000
12 Rifle Shot Trl (Cozen Meadow)	4 Bed / 4.50 Bath	3,316 / 4,249	08/22/2013	\$620,000
88 Cty Rd 518	3 Bed / 3 Bath	2,652 / 3,444	12/23/2013	\$630,000
104 Meadow Trl (Cozen Meadow)	4 Bed / 4 Bath	2,186 / 2,809	12/18/2013	\$647,113
547 Cozens Ridge (Rendezvous)	5 Bed / 6 Bath	5,157 / 8,440	11/07/2013	\$2,150,000

### Townhomes & Duplexes

Address (Subdivision)	Bedrooms / Bathrooms	Finished / Total Sq	Sold Date	Sold Price
307 Eastom (Fraser - Eastom)	4 Bed / 2 Bath	2,392 / 2,563	09/18/2013	\$136,000
851 Mink Ln, #1-2 (Lockwood Lend)	5 Bed / 5 Bath	2,176 / 2,464	12/11/2013	\$175,000
478 Muse, #B (Byers Vista)	2 Bed / 2 Bath	1,248 / 1,664	07/30/2013	\$200,000
445 Muse, #3 (Byers View)	2 Bed / 2 Bath	1,152 / 1,536	08/23/2013	\$210,000
215 W Eisenhower, #3 (Byers Peek)	3 Bed / 3.25 Bath	1,456 / 1,817	12/23/2013	\$218,000
897 Cty Rd 830 / Mulligan (Hills at WP Ranch)	3 Bed / 2.50 Bath	1,676 / 2,130	12/27/2013	\$270,000
1030 Cty Rd 8, #C	3 Bed / 2.50 Bath	1,856 / 2,000	09/23/2013	\$295,600
1108 Cty Rd 8, #C-2 (Iron Pony)	4 Bed / 4 Bath	2,280 / 3,023	10/25/2013	\$315,000
1108 Cty Rd 8, #C-1 (Iron Pony)	4 Bed / 4 Bath	2,280 / 3,023	10/25/2013	\$335,000
515 Wapiti Ln, #1 (Tuckers Townhomes)	3 Bed / 2.50 Bath	1,800 / 3,372	08/02/2013	\$340,000
787 Cty Rd 830, #5 (Middle Park Place)	3 Bed / 2.75 Bath	1,909 / 2,511	11/25/2013	\$343,000
904 Wapiti Dr, #9A (Ridge at Waterside West)	4 Bed / 3 Bath	1,844 / 2,130	08/27/2013	\$350,000
120 Reunion Ct (Rendezvous)	3 Bed / 3 Bath	1,524 / 2,251	10/15/2013	\$399,000

### Vacant Land

Address (Subdivision)	Acres	Sold Date	Sold Price
904 Wapiti Dr (Waterside West)	0.12 Acres	07/15/2013	\$50,000
108 E Eisenhower Dr (Fraser - Eastom)	0.16 Acres	09/20/2013	\$53,000
420 Muse Dr, #3B (Ashton Minor)	0.19 Acres	12/06/2013	\$53,500
205 Balsh (WP Ranch)	0.87 Acres	11/11/2013	\$89,000
656 Cty Rd 831 / Little Pierre (WP Ranch)	0.69 Acres	09/20/2013	\$92,500
53 Moffat Way (Rendezvous)	0.56 Acres	07/01/2013	\$100,000
Stagecoach Way (Stagecoach Meadows)	3.02 Acres	07/17/2013	\$134,500
246 Cty Rd 8031 (Aspen Ridge)	2.40 Acres	09/10/2013	\$145,000



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# Condos

Address (Condo Name)	Bedrooms / Bathrooms	Finished / Total Sq	Sold Date	Sold Price
261 Cty Rd 804, #A16 (WP Meadows)	1 Bed / 1 Bath	275 / 275	08/30/2013	\$28,000
225 Cty Rd 804 (WP Meadows)	0 Bed / 1 Bath	275 / 275	10/18/2013	\$39,000
261 Cty Rd 804, #B15 (WP Meadows)	1 Bed / 1 Bath	275 / 275	11/06/2013	\$39,000
261 Cty Rd 804, #9A (WP Meadows)	1 Bed / 1 Bath	275 / 275	07/05/2012	\$45,000
261 Cty Rd 804, #11C (WP Meadows)	0 Bed / 1 Bath	275 / 275	08/30/2013	\$50,000
99 Doc Susie, #B6 (Divide at Forest Meadows)	2 Bed / 2 Bath	837 / 981	09/30/2013	\$61,000
905 Cty Rd 834 / Cranmer, #9 (Lookout Village)	1 Bed / 1 Bath	586 / 666	10/14/2013	\$85,000
300 Sterling, #3 (Twin Rivers)	2 Bed / 1 Bath	910 / 1,118	09/30/2013	\$92,000
224 Cty Rd, #16-7 (Meadow Ridge)	2 Bed / 1 Bath	691 / 763	10/21/2013	\$99,000
14 Cty Rd 838, #3-5 (Meadow Ridge)	2 Bed / 1 Bath	772 / 832	08/16/2013	\$102,500
8 Meadow Mile, #7-7 (Meadow Ridge)	2 Bed / 2 Bath	802 / 874	12/13/2013	\$107,000
80 Cty Rd 8500, #201 Silver Crest)	2 Bed / 2 Bath	825 / 979	11/22/2013	\$109,000
8 Meadow Mile, #7-14 (Meadow Ridge)	2 Bed / 2 Bath	802 / 874	10/18/2013	\$113,005
206 Meadow Mile, #4 (Meadow Ridge)	2 Bed / 2 Bath	772 / 856	11/08/2013	\$113,500
279 Cty Rd 804 (WP Lodge)	2 Bed / 1.75 Bath	808 / 808	11/22/2013	\$115,000
397 Cty Rd 834 / Cranmer, #4-8 (Meadow Ridge)	2 Bed / 1 Bath	661 / 721	12/19/2013	\$117,000
72 Cty Rd 8500, #B202 (Silver Crest)	2 Bed / 2 Bath	825 / 979	12/06/2013	\$122,000
83 Cty Rd 8400, #3 (Pines at Meadow Ridge)	2 Bed / 2 Bath	885 / 997	07/31/2013	\$124,500
64 Cty Rd 8500 (Silver Crest)	2 Bed / 2 Bath	825 / 979	12/12/2013	\$125,000
383 Cty Rd 832, #27-5 (Meadow Ridge)	2 Bed / 2 Bath	804 / 888	10/25/2013	\$125,000
45 Cty Rd 834 #6B (Sun Song)	1 Bed / 2 Bath	784 / 874	12/18/2013	\$125,000
63 Cty Rd 8500, #A202 (Silver Crest)	2 Bed / 2 Bath	825 / 979	07/26/2013	\$135,000
310 Cougar, #G-6 (Summit Trail Lodge)	1 Bed / 1 Bath	800 / 884	08/30/2013	\$135,900
310 Cougar, #J5 (Summit Trail Lodge)	1 Bed / 1 Bath	816 / 900	09/17/2013	\$137,900
755 Wapiti, #A3 (Ptarmigan Hills)	2 Bed / 1 Bath	842 / 1,090	10/04/2013	\$144,000
83 Cty Rd 8300 (Pines at Meadow Ridge)	3 Bed / 2 Bath	1,015 / 1,099	12/10/2013	\$145,000
233 Cty Rd 8040 (Lakeview at Waterside West)	1 Bed / 1 Bath	780 / 810	10/15/2013	\$147,000
176 Cty Rd 838 / Meadow Mile (Meadow Ridge)	3 Bed / 1.75 Bath	1,071 / 1,215	09/26/2013	\$151,500
382 Cty Rd 832 / Meadow Mile (Meadow Ridge)	3 Bed / 2 Bath	1,076 / 1,170	09/09/2013	\$151,900
437 Cty Rd 832, #29-6 (Meadow Ridge)	3 Bed / 2 Bath	1,149 / 1,293	09/17/2013	\$159,500
39 Cty Rd 834 / Cranmer (Sun Song)	3 Bed / 3 Bath	1,168 / 1,258	09/05/2013	\$160,200
437 Cty Rd 832, #29-1 (Meadow Ridge)	3 Bed / 3 Bath	1,149 / 1,293	09/19/2013	\$192,000
52 Jabberwocky, #G-4 (Winter Star)	2 Bed / 2 Bath	1,016 / 1,110	07/26/2013	\$198,000
760 Wapiti Dr, #C (Ptarmigan Bend)	2 Bed / 2.50 Bath	1,216 / 1,485	07/12/2013	\$200,000
753 Mulligan St / Cty Rd 830, #A4 (Haikus Cove)	3 Bed / 3 Bath	1,236 / 1,333	09/06/2013	\$229,900
444 Cty Rd 830, #30-11 (Meadow Ridge)	3 Bed / 3 Bath	1,133 / 1,553	07/26/2013	\$230,000
180 Sterling Loop, #4034 (Sterling Pointe)	2 Bed / 2 Bath	1,093 / 1,501	09/16/2013	\$232,500
420 Cougar, #1 (The Timbers)	3 Bed / 2.75 Bath	1,380 / 2,189	11/20/2013	\$243,000
860 Wapiti Dr, #1 (Ptarmigan Ridge)	3 Bed / 3.50 Bath	1,989 / 2,298	09/27/2013	\$255,000
222 Waterside, #F8 (Skyview at Waterside West)	2 Bed / 3 Bath	1,354 / 2,048	07/25/2013	\$279,900
628 Cty Rd 834, #212 (WP Tennis Club)	3 Bed / 4 Bath	2,035 / 2,135	12/23/2013	\$280,000
222 Waterside, #F16 (Skyview at Water Side West)	2 Bed / 3 Bath	1,354 / 2,048	10/31/2013	\$282,500
263 Cty Rd 832, #AA2 (Winter Star)	3 Bed / 3.50 Bath	1,569 / 1,881	07/24/2013	\$306,000
310 Cougar, #H1 (Summit Trail Lodge)	3 Bed / 2.50 Bath	2,029 / 2,507	08/01/2013	\$320,000
416 Cty Rd 834, #8 (Ridge at Meadow Ridge)	3 Bed / 4 Bath	1,815 / 2,487	10/30/2013	\$328,000

