

# 8300 TIM TAM TRAIL



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**TUPPER'S TEAM**  
MADISON & CO. PROPERTIES

Exclusively Marketed by:  
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# 8300 Tim Tam Trail

## Evergreen, Colorado 80439

### General

<b>County:</b>	Jefferson
<b>Legal:</b>	Lot 2, Blue Creek Ridge
<b>Zoning:</b>	A-2
<b>Style:</b>	Two story
<b>Construction:</b>	Frame, wood siding
<b>Roof:</b>	Composition Shingles
<b>Year Built:</b>	2002
<b>Taxes:</b>	\$4203 (2018)
<b>Earnest Money:</b>	\$25,000
<b>Earnest Check</b>	
<b>To:</b>	Land Title
<b>Title Company:</b>	Land Title, 303-674-4493
<b>Title Contact:</b>	Nancy Macbeth
<b>Acres:</b>	10
<b>Water:</b>	Well, permit #62709F + 2 shares Mountain Mutual Water Stock
<b>Sewer:</b>	3 bedroom/6 person septic, permit #18529
<b>Cable / Dish:</b>	Dish Network
<b>Internet Access:</b>	ACN
<b>Heat:</b>	Natural gas, hot water radiant
<b>Electric Co:</b>	Xcel Energy
<b>Gas Co:</b>	Xcel Energy
<b>Bedrooms:</b>	Three
<b>Bathrooms:</b>	Four
<b>Fireplaces:</b>	One gas-burning in living room
<b>Garage:</b>	Two car, attached

### Measurements

<b>Upper Level SqFt:</b>	1196
<b>Main Level SqFt:</b>	2278
<b>Total SqFt:</b>	3474
<b>Total Finished SqFt:</b>	3474
<b>Living Room:</b>	19 x 15
<b>Kitchen:</b>	13 x 11
<b>Dining Room:</b>	17 x 12
<b>Office:</b>	16 x 11
<b>Master:</b>	15 x 15
<b>Bedroom:</b>	15 x 11
<b>Bedroom:</b>	13 x 12
<b>Plus loft:</b>	14 x 6
<b>Family Room:</b>	15 x 15
<b>Plus loft:</b>	15 x 6
<b>Laundry:</b>	13 x 13
<b>Workshop:</b>	21 x 16

### Schools

<b>District:</b>	Jefferson County
<b>Elementary:</b>	Marshdale
<b>Middle School:</b>	West Jefferson
<b>High School:</b>	Conifer

### Inclusions

Dishwasher  
Cooktop  
Trash compactor  
Double wall ovens  
Refrigerator  
Microwave  
Washer/dryer  
Murphy bed

### Exclusions

Mirror in the powder room on the main floor