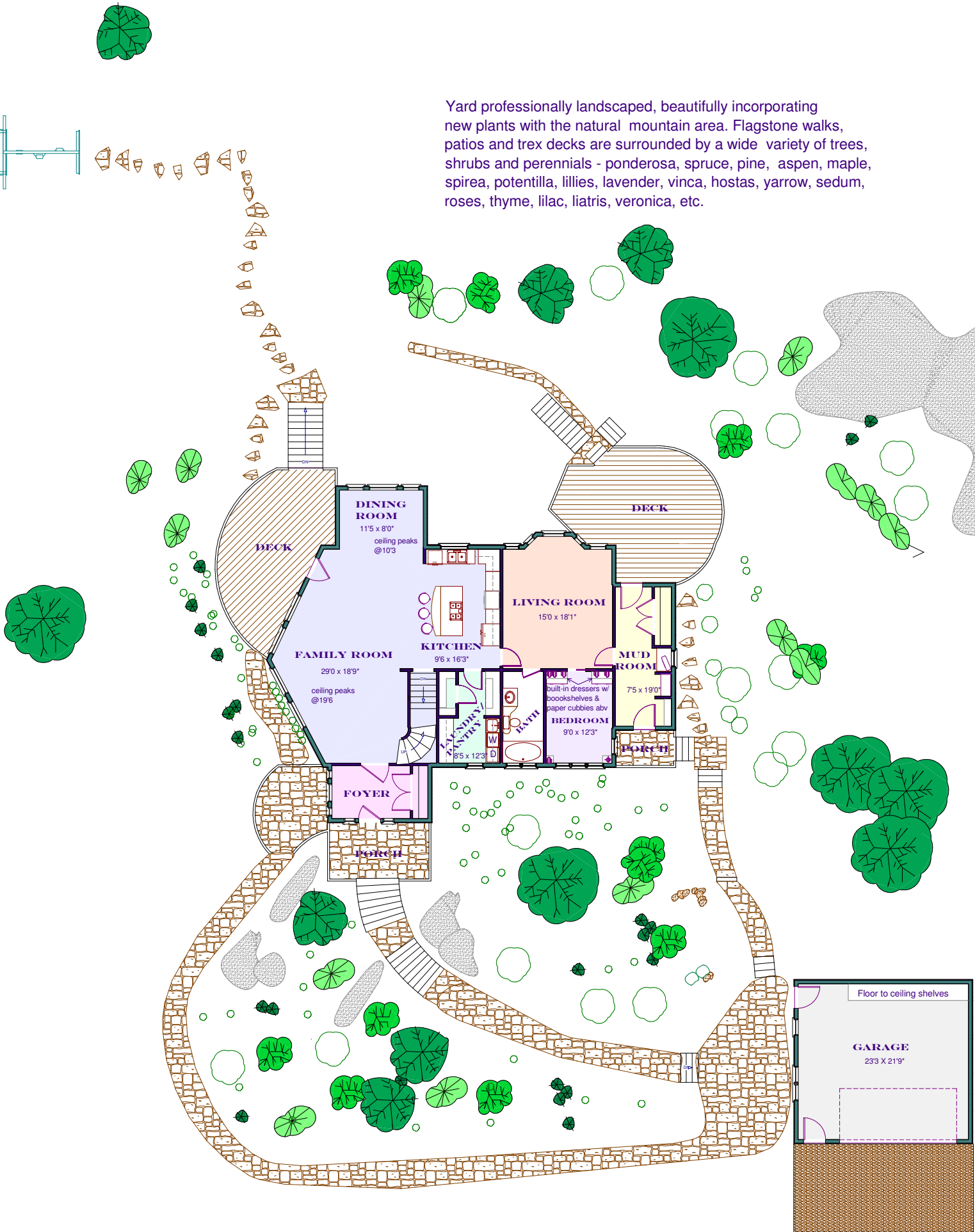


227 CO RD 126S AVENUE NEDERLAND, COLORADO

Yard professionally landscaped, beautifully incorporating new plants with the natural mountain area. Flagstone walks, patios and trex decks are surrounded by a wide variety of trees, shrubs and perennials - ponderosa, spruce, pine, aspen, maple, spirea, potentilla, lillies, lavender, vinca, hostas, yarrow, sedum, roses, thyme, lilac, liatris, veronica, etc.



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*Not all rooms are square/
rectangular, measurements are
approximate. Only those items
listed in the contract of sale
convey.



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and lot improvements are approximate and no responsibility is taken for any omission or misstatement. These plans are for visual representation purposes only and should be used as such by any prospective purchaser. Floor plan is not an architectural as-built nor a survey of any kind. Square footage is determined using exterior wall dimensions and is not guaranteed.

FLOOR PLAN PREPARED BY OVERHEAD VIEWS, INC. (303)440-6683, eswaldner@nednet.net