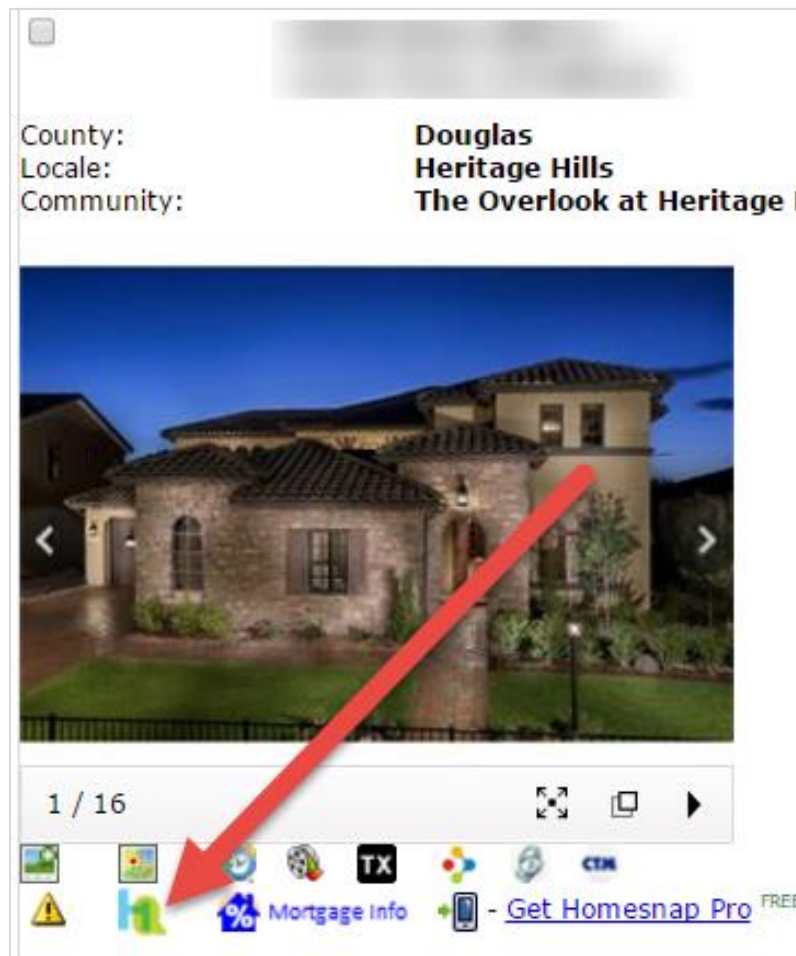


Matrix Updates


HoodQ Neighborhood Report

REcolorado is the first market to launch the HoodQ Neighborhood Report. These reports feature several pieces of information that you and your clients can use to get to know a listing's neighborhood a little bit better.

- Agents (and clients in the portal) will be able to see a 1-page neighborhood reports by clicking the HoodQ icon on the Full, Client Full, and Portal Full displays from all property types.
- On the HoodQ Neighborhood Report, you'll see information about nearby Schools, Parks & Rec, Transportation, Safety and Conveniences.
- Agents will have the option to purchase a subscription that provides more detailed reports, agent branding, the ability to add a HoodQ widget to their own site, and other features.



On the HoodQ Neighborhood Report, you'll see the Address, Schools, Parks & Rec, Transportation, Safety and Conveniences that are near this address. Note: In rural areas some sections of the report may not display as there is no data available in that area.




9494 Southern Hills Cir
Lone Tree, CO
HOODQ HIGHLIGHTS

Agent Name
123.456.7890
AgentWebsite.com

AGENT PHOTO

SCHOOLS


With good assigned and local public schools near this home, your kids can thrive in the neighborhood. There is also a Catholic school and a private school within 2.05 miles of this address.



<p>Acres Green Elementary School Grades PK to 6 (Assigned) 13524 North Acres Green Drive 0.91 miles</p>	<p>Highlands Ranch High School Grades 9 to 12 (Assigned) 9375 Cresthill Lane 2.35 miles</p>
<p>Cresthill Middle School Grades 7 to 8 (Assigned) 9195 Cresthill Lane 2.25 miles</p>	<p>Lone Tree Elementary School Grades PK to 6 9375 Heritage Hills Circle 0.63 miles</p>







PARKS & REC.

This home is located in park heaven, with 6 parks and a long list of recreation facilities within a 12 minute walk from this address.





6 Parks

NEARBY PARKS

<p> Lone Tree Golf Course & Hotel 9808 Sunningdale Blvd. 0.08 miles</p> <p> 2 min</p>	<p> Fairways at Lone Tree Park 9607 Troon Village Dr 0.2 miles</p> <p> 4 min</p>												
<p> Cook Creek Park 8711 Lone Tree Parkway 0.19 miles</p> <p> 4 min</p>	<h4>FACILITIES WITHIN A 15 MINUTE WALK</h4> <table border="0" style="width: 100%;"> <tr> <td>2 Pools</td> <td>4 Playgrounds</td> </tr> <tr> <td>1 Wedding Pool</td> <td>3 Sports Fields</td> </tr> <tr> <td>8 Tennis Courts</td> <td>2 Basketball Courts</td> </tr> <tr> <td>1 Ball Diamond</td> <td>1 Golf Course</td> </tr> <tr> <td>4 Trails</td> <td>1 Clubhouse</td> </tr> <tr> <td>1 Multi-Use Pad</td> <td>1 Picnic Facilities</td> </tr> </table>	2 Pools	4 Playgrounds	1 Wedding Pool	3 Sports Fields	8 Tennis Courts	2 Basketball Courts	1 Ball Diamond	1 Golf Course	4 Trails	1 Clubhouse	1 Multi-Use Pad	1 Picnic Facilities
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8 Tennis Courts	2 Basketball Courts												
1 Ball Diamond	1 Golf Course												
4 Trails	1 Clubhouse												
1 Multi-Use Pad	1 Picnic Facilities												




TRANSIT

For convenient travel around the city, public transit is accessible from this home.

 **Nearest Street Level Transit Stop**
Lincoln Ave & S Yosemite St  13 min







SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a police station, a fire station, and a hospital within 1.46 miles.

-  **Fire Station**
0.75 miles
-  **Sky Ridge Medical Center**
10101 Ridge Gate Parkway
1.46 miles
-  **Police Station**
0.64 miles

CONVENIENCE





This home is located near everyday amenities to make your daily errands easier.

 Gym 0.45 miles	 Cleaner 0.49 miles
 Gas Station 0.62 miles	 Grocery 0.65 miles
 Coffee 0.65 miles	 Pharmacy 0.65 miles

6455 South Yosemite Street, Suite 500, Greenwood Village, CO 80111 • P 303.850.9576 • F 303.850.9637 • REcolorado.com
Confidential • Revised November 16, 2016

Other Matrix Updates

- A new Land 3-Up Comparison Report is now available under Land and Cross-Property searches.

			
MLS#			
Street Address			
County	Douglas	Jefferson	Jefferson
Status	Active	Under Contract	Sold
Property Type	Land	Land	Land
List Price	\$2,050,000	\$7,500	\$282,400
Original Price	\$2,050,000	\$17,000	\$299,900
List Date	09/29/2016	04/13/2015	01/13/2016
Contract Date		09/16/2016	09/22/2016
Sold Price			\$282,400
Sold Date			09/22/2016
CDOM			464
Taxes	\$10,000 (2015)	\$512 (2014)	\$7,000 (2015)
Lot Size	Acres:13.50 /	Acres:0.44 / SqFt:19375	Acres:0.36 / SqFt:15685
Frontage			
View	City , Mountain , River/Lake	Mountain	
Faces	West		South
Zoning	PUD	MR-1	Residential
Road Access		Public Road	
Site Topograpy	Gently Sloping, Rolling	Rock Outcropping, Sloping	
Rights			
Water Source	Public	Community	
Sewer	Community	Community	
Sewer Installed	No		
Electricity	220V		
Gas	Natural Gas		
HOAs	No,	No,	Yes,\$210/A
School District	Douglas RE-1	Jefferson R-1	Jefferson R-1
Horse Property	No	No	
Out Building	No		
Public Remarks	Residential PUD zoned for up to 55 lots in unincorporated Douglas County. Seller recommends FIVE large lots and 50 60-foot lots. Final platting is the choice of the Buyer. Roxborough Water and Sewer at corner of property. SPECTACULAR 360 views, mountains to city; adjacent to Roxborough State Park and Aurora Reservoir. Close to Arrowhead Golf Course, and the fire station next door. Overlooks the Sterling Ranch development. Write your own HOA regulations. Note: street address is NOT assigned, address given is for	Formerly addressed as 11673 Braun Way. Breath taking mountain views, this lot offers privacy of cul de sac location with southern exposure. Located in Kings Valley Custom Resort, community water and sewer taps are available. Cost for these are \$14,500 for water, \$14,500 for sewer and \$14,500 for capital improvement fund. The lot is sloping and lends itself to raised ranch style. A wall of windows would give you 180 degree views from the Rampart range to Pikes Peak and beyond.	1 of only 3 remaining custom lots available in the Solterra community. Inside a gated cul-de-sac directly behind the Retreat at Solterra. Bring your own builder or use one of the builders currently building in Solterra.
	Presented By: [REDACTED] Generated on: 11/10/2016	All data deemed reliable but not guaranteed. Copyright REcolorado © 2016. All rights reserved. REcolorado.com	3-Up Land Comparison Page 1 of 1

- On the CMA Brief page, the **Summary** label was updated to **Summary of Unadjusted Comparables**.