

# FROM US TO YOU

The historical significance of this house is that it was built in 1916 with 3 rooms on one lot 40x100. It was home to Bertha White, (wife of Dr Willard J. White) a school teacher in Caribou. Later she operated a women's millery store in the summers. She was exceptionally talented with needlepoint and crochet work then would teach it to others.

In 1931, the house was moved & centered on 2 lots and expanded to 6 rooms. The front porch, dining room and kitchen were added by a patient of Dr White's that traded his construction work for Dr White's services. This was a gift to Dr and Mrs White's daughter Inez and her new husband William (Bill) Fritze, wed March 29,1931. Bill (William) finished all the interior walls, built the bench in the main room for blanket and tools storage, did wainscoting, kitchen cupboards and kitchen sink with side board, from 1931 - 1935.

In the kitchen the 2-sided wood burning stove belonged to Aunt Stein Hollister (Circa 1853). It came west from Wisconsin in a covered wagon to Longmont where Stein lived for a while before bringing it to Nederland.

There was a wood pot-belly stove placed in the main room for heat, but later it was removed for a more modern room heater (currently there).

The bathroom was an outhouse, but in the 80's a bathroom with a stand up shower was added and the outhouse was removed from the property. In 2014 the bathroom was remodeled to include a new shower & a tankless water heater. Hot water was also piped to the kitchen for the first time.



Original cabin in 1916



Cabin 1930



## 550 W Breed St, Nederland 80466

IRES MLS #: 1043891

\$350,000

RESIDENTIAL-DETACHED

ACTIVE

Locale: Nederland

County: Boulder

Subdivision: Nederland Pine Grove

Legal: LOTS 2-3 BLK 9 NED PINE GROVE

Website: <https://www.iresis.com/go/mls/1043891>

<b>Total SqFt All Lvl:</b>	1176	<b>Basement SqFt:</b>	0
<b>Total Finished SqFt:</b>	1176	<b>Lower Level SqFt:</b>	
<b>Finished SqFt w/o Bsmt:</b>	1176	<b>Main Level SqFt:</b>	1176
<b>Upper Level SqFt:</b>		<b>Addl Upper Lvl:</b>	

# Garage Spaces: 2      Garage Type: Off Street

Garage SqFt:

Built: 1916

SqFt Source: Assessor records

New Const: No

Builder:

Model:

New Const Notes:

**Listing Comments:** Step into a piece of Nederland history with this Old Town cabin dating back to 1916. The home is priced to reflect its current condition while offering a great opportunity for a buyer ready to make it their own. Offered for the very first time, this home has remained in the same family since it was built, making it a truly rare opportunity in the heart of town. Built in the early style of single-wall construction, it retains the character of its era with antique wood flooring and trim that prese (...)

**Driving Directions:** From downtown Ned - continue on CO -119. Turn on S Hendricks. Right on W Breed - home on right with sign. Please drive slow on local dirt roads!

### Property Features

**Style:** 1 Story/Ranch Construction: Wood/Frame **Roof:** Composition Roof

**Type:** Cottage/Bung, Fixer-Upper **Outdoor Features:** Storage Buildings

**Location Description:** Level Lot, Rock Out-Croppings, Outbuildings,

Within City Limits **Views:** Back Range/Snow Capped, City View

**Road Access:** City Street **Road Surface at Property Line:** Gravel Road

**Basement/Foundation:** No Basement, Crawl Space **Heating:** 2 or more

Heat Sources **Inclusions:** Window Coverings, Refrigerator

**Design Features:** Wood Floors **Disabled Accessibility:** Level Lot, Level Drive, Near Bus, Main Floor Bath, Main Level Bedroom, Stall Shower

**Utilities:** Natural Gas, Electric, High Speed Avail **Water/Sewer:** City Water,

City Sewer **Ownership:** Private Owner **Possession:** Delivery of Deed

**Property Disclosures:** Seller's Property Disclosure, Lead Paint Disclosure

**Flood Plain:** 500 Year/Moderate Risk **Possible Usage:** Single Family

**New Financing/Lending:** Cash **Exclusions** - After estate sale any items that remain will convey at no value

**Elementary:** Nederland  
**Middle/Jr.:** Nederland  
**High School:** Nederland  
**School District:** Boulder Valley Dist Re2

**Lot SqFt:** 8,358      **Approx. Acres:** 0.19  
**Elec:** Xcel Energy      **Water:** Town of Nederland  
**Gas:** Xcel Energy      **Taxes:** \$2,893/2025  
**Trash:** Multiple options  
**PIN:** 158313323002      **Zoning:** HDR  
**Waterfront:** No      **Water Meter Inst:** Yes  
**Water Rights:** No      **Well Permit #:**  
**HOA:** No  
**Metro Dist:** No

**Bedrooms:** 2      **Baths:** 1      **Rough Ins:** 0

Baths	Bsmt	Lwr	Main	Upr	Addl	Total
Full	0	0	0	0	0	0
3/4	0	0	1	0	0	1
1/2	0	0	0	0	0	0

All Bedrooms Conform: No

Rooms	Level	Length	Width	Floor
Primary Bd	M	9	10	Hardwood
Bedroom 2	M	9	10	Hardwood
Bedroom 3	-	-	-	-
Bedroom 4	-	-	-	-
Bedroom 5	-	-	-	-
Bedroom 6	-	-	-	-
Dining room	M	10	16	Hardwood
Family room	M	28	10	Hardwood
Great room	-	-	-	-
Kitchen	M	10	15	Hardwood
Laundry	-	-	-	-
Living room	M	18	21	Hardwood
Rec room	-	-	-	-
Study/Office	-	-	-	-

Contact: Jason Suss Phone: 720-409-6986 Mobile: - Email: [jason@homesbyjackiejones.com](mailto:jason@homesbyjackiejones.com)

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Prepared For: A Lucky Buyer - Prepared By: Jason Suss - Feb 27, 2026, 12:38:47 PM

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**RE/MAX Alliance-Nederland**  
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**SPD19 Seller's Property Disclosure (Residential)**  
**Adoption Date: August 5, 2025**  
**Mandatory Use Date: January 1, 2026**

**THIS FORM HAS IMPORTANT LEGAL CONSEQUENCES AND THE PARTIES SHOULD CONSULT LEGAL AND TAX OR OTHER COUNSEL BEFORE SIGNING.**

**SELLER'S PROPERTY DISCLOSURE  
(RESIDENTIAL)**

**THIS SELLER'S PROPERTY DISCLOSURE SHOULD BE COMPLETED BY SELLER, NOT BY BROKER.**

Seller states that the information contained in this Seller's Property Disclosure ("SPD") is correct to **Seller's CURRENT ACTUAL KNOWLEDGE** as of the date signed by Seller. If the Contract to Buy and Sell (Contract) requires Seller to complete this SPD, this form must be fully completed to **Seller's CURRENT ACTUAL KNOWLEDGE** as of the date of the Seller's Property Disclosure Deadline in the Contract. **Any changes to the disclosures herein must be disclosed by Seller to Buyer promptly after discovery. In the event Seller discovers a new adverse material fact after completing this SPD, Seller must disclose in writing any such new adverse material fact to Buyer. Seller's failure to disclose a known adverse material fact affecting the Property or occupant may result in legal liability.** If Seller has knowledge of an adverse material fact affecting the Property or occupants, it must be disclosed whether there is a specific item on this SPD or not. If the Property is part of a Common Interest Community, this SPD is limited to the Property or unit itself, except as stated in Section P.

Broker is authorized to deliver a copy of this SPD to prospective buyers.

Seller and Buyer understand that this SPD is not a warranty or guarantee of any kind by the Seller or by any Broker or Agent representing the Seller. Property inspection services may be purchased and are advisable. This SPD is **not** intended as a substitute for an inspection of the Property. **Buyers are encouraged to obtain their own professional inspection(s).**

**SELLER:** Your answers are NOT limited to only the space provided in this SPD. Attach additional pages, reports, receipts, or any other documents you believe necessary for the information you provide to be complete.

Date SPD completed by Seller:

Property:

**550 W Breed Street, Nederland, CO 80466**

Seller: **Laura A Marin and Katherine M Buxton and Carol L McKay**

Year Built: **1918**

Year Seller Acquired Property: **1918**

Seller  is  is not currently occupying the Property.

If Seller is not currently occupying the property, date Seller last occupied the Property:

During any period when Seller has not occupied the Property, the Property was  vacant  occupied by someone other than Seller.

**I. IMPROVEMENTS**

NOTE: The Contract, not this SPD, determines whether an item is included or excluded in the sale. If there is an inconsistency between this SPD and the Contract, the Contract controls.

A.	BUILDING CONDITIONS (all aspects of the Property to include decks and patios) If you know of any of the following problems <b>EVER EXISTING</b> , check the "Yes" column:	Yes	Comments
1	Structural problems with improvements		
2	Structural supports or reinforcements added		
3	Moisture and/or water, including but not limited to, leakage/seepage in the basement/crawlspace		
4	Damage due to termites, other insects, birds, animals, or rodents		
5	Damage due to hail, wind, fire, flood, or other casualty		
6	Any settling, movement, cracking, heaving or breakage of the following:		
	a. Foundations		
	b. Floors		
	c. Interior Walls		
	d. Exterior Walls		

	e. Driveways		
	f. Sidewalks		
	g. Patios		
	h. Retaining Walls		
	i. Other:		
7	Window leaks		
8	Exterior Artificial Stucco (EIFS)		
9	Subfloors		
10			

<b>B. ROOF – General Information</b> Do you know of the following on the Property: If yes, provide the requested information in Comments		Yes	Comments
1	Indicate age of roof in Comments	<input checked="" type="checkbox"/>	2015 & 2026
2	Indicate roof material in Comments		ice & wind shingles
3	Roof is under warranty	<input checked="" type="checkbox"/>	
	a. Date of warranty expiration		2040
	b. Warranty is transferable	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown
4	Roof work done while under current roof warranty		
	a. Date work completed		
5			
<b>ROOF – If you know of any of the following problems EVER EXISTING, check the "Yes" column:</b>		Yes	Comments
6	Roof leak		
7	Damage to roof	<input checked="" type="checkbox"/>	2026 wind storm
8	Damage to skylight		
9	Damage to gutter or downspout		
10	Other roof problems, issues or concerns		
11			

<b>C. APPLIANCES (if included in the sale)</b> If you know of any problems NOW EXISTING with the following, check the "Yes" column:		Yes	Age, if known	Comments
1	Built-in vacuum system & accessories			
2	Clothes dryer			<input type="checkbox"/> Gas <input type="checkbox"/> Electric
3	Clothes washer			
4	Dishwasher			
5	Disposal			
6	Freezer			
7	Gas grill			
8	Range ventilation system			
9	Microwave oven	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/> Free standing <input type="checkbox"/> Built in
10	Oven			Gas Electric Single Double
11	Range/Stove			Gas Electric Free Standing Drop-In
12	Refrigerator	<input checked="" type="checkbox"/>		
13	T.V. antenna:			<input type="checkbox"/> Owned <input type="checkbox"/> Leased. If leased, provide the name and contact information of entity leased from:
14	Satellite system or DSS dish:			<input type="checkbox"/> Owned <input type="checkbox"/> Leased. If leased, provide the name and contact information of entity leased from:

15	Trash compactor			
16				

<b>D. ELECTRICAL &amp; TELECOMMUNICATIONS – General Information</b> Do you know of the following on the Property: If yes, provide the requested information in Comments				
		Yes	Age, if known	Comments
1	220 Volt service	<input checked="" type="checkbox"/>		
2	Electrical Service: Amps			
3	Landscape lighting			
4	Electric provider – provide name in Comments	<input checked="" type="checkbox"/>	Excel	
5	Cable/TV provider – provide name in Comments			
6	Internet provider – provide name in Comments			
7	Solar panels			<input type="checkbox"/> Owned <input type="checkbox"/> Leased. If leased, provide the name and contact information of entity leased from:
	a. Output			
8	Wind generators			<input type="checkbox"/> Owned <input type="checkbox"/> Leased. If leased, provide the name and contact information of entity leased from:
9	Security system			<input type="checkbox"/> Owned <input type="checkbox"/> Leased. If leased, provide the name and contact information of entity leased from:
10	Doorbell			Wired Wireless Smart
11	Smoke/fire detector(s)			Battery Hardwire
12	Carbon monoxide alarm(s)			Battery Hardwire
13	Internet wiring			Cable DSL Satellite Fiber Other:
14	Built in sound system			Speakers - Built In Wiring - Built In Speakers - Wireless
15				
<b>ELECTRICAL &amp; TELECOMMUNICATIONS</b> If you know of any problems <b>NOW EXISTING</b> with the following, check the "Yes" column:				
		Yes	Age, if known	Comments
16	Security system			
17	Smoke/fire detector(s)		2020	
18	Carbon monoxide alarm		2019	
19	Light fixtures			
20	Switches & outlets			
21	Internet wiring			
22	Inside telephone wiring & blocks/jacks			
23	Cable TV wiring & jacks			
24	Ceiling fans			
25	Bathroom vent fan(s)			
26	Garage door opener & remote control # of remote/openers:			
27	Garage door keyless entry			
28	Built in intercom system			
29	Doorbell			
30	Built in sound system			
31				
<b>ELECTRICAL &amp; TELECOMMUNICATIONS</b> If you know of any problems <b>EVER EXISTING</b> with the following, check the "Yes" column:				
		Yes	Age, if known	Comments

32	Electrical Service			
33	Aluminum wiring at the outlets (110)			
34	Solar panels			
35	Wind generators			
36	Electric wiring or panel			
37				

E.	MECHANICAL If you know of any problems NOW EXISTING with the following, check the "Yes" column:	Yes	Age, if known	Comments
1	Overhead doors (including garage doors)			
2	Entry gate system			
3	Elevator			
4	Sump pump(s): # of			
5	Recycle pump			
6				

F.	VENTILATION, AIR & HEAT – General Information Do you know of the following on the Property: If yes, provide the requested information in Comments	Yes	Age, if known	Comments
1	Furnace			
	a. Furnace Type	<input checked="" type="checkbox"/>	30	<input checked="" type="checkbox"/> Forced Air Gas <input type="checkbox"/> Forced Air Electric <input type="checkbox"/> Forced Air Propane <input type="checkbox"/> Radiant <input type="checkbox"/> Gravity Flow <input type="checkbox"/> Other (specify):
	b. Number of Units			
	c. Zoned			Location of zone 1: Location of zone 2: Location of zone 3:
2	Heating system (other than furnace)			
	a. Type/Fuel			
3	Fireplace			
	a. Type			<input type="checkbox"/> Masonry <input type="checkbox"/> Insert <input type="checkbox"/> Wood Burning <input type="checkbox"/> Direct Vent <input type="checkbox"/> Other (specify):
	b. Fireplace starter			<input type="checkbox"/> Switch <input type="checkbox"/> Remote
4	Free Standing Heating Stove			
	a. Fuel Source			<input type="checkbox"/> Wood <input type="checkbox"/> Pellet <input type="checkbox"/> Corn <input type="checkbox"/> Gas <input type="checkbox"/> Other (specify):
5	Date fireplace/wood stove, chimney/flue last cleaned:			Do not know
6	Fuel tanks If leased, provide the name and contact information of entity leased from in Comments			<input type="checkbox"/> Owned <input type="checkbox"/> Leased
7	Radiant heating system:			<input type="checkbox"/> Interior <input type="checkbox"/> Exterior
	a. Interior Type			
	b. Exterior Type			
8	Air Conditioning			
	a. Type			<input type="checkbox"/> Electric <input type="checkbox"/> Central Air <input type="checkbox"/> Other (specify):
	b. Number of Units			
	c. Zoned			Location of zone 1: Location of zone 2: Location of zone 3:
	VENTILATION, AIR & HEAT If you know of any problems NOW EXISTING with the following, check the "Yes" column:	Yes	Age, if known	Comments

9	Furnace			
10	Heating System (other than Furnace)			
11	Heat Pump			
12	Evaporative cooler			
13	Window air conditioning units			
14	Central air conditioning			
15	Attic ventilation system (attic only)			
16	Whole house fan			
17	Vent fans			
18	Humidifier			
19	Air purifier			
20	Fireplace			
21	Fireplace insert			
22	Fireplace starter			
23	Heating Stove			
24	Fuel tanks			
25				

<b>G. WATER – General Information:</b> Do you know of the following on the Property? If yes, provide the requested information in Comments		Yes	Age, if known	Comments
1	Water heater	<input checked="" type="checkbox"/>	8	Tankless
	a. Number of Water Heaters			1
	b. Fuel Type			Electric
	c. Capacity			
2	Water filter system			<input type="checkbox"/> Owned <input type="checkbox"/> Leased. If leased, provide the name and contact information of entity leased from:
3	Water softener			<input type="checkbox"/> Owned <input type="checkbox"/> Leased. If leased, provide the name and contact information of entity leased from:
4	Indicate location of master water shutoff in Comments			
5	Type of well:			
	a. Exempt well (outside designated groundwater basin)			Household use only inside a single-family dwelling (typically less than 35 acres; no outdoor uses) Permit no: Domestic use (typically 35+ acres; indoor household use in up to 3 dwellings on the parcel, outdoor watering of personal livestock, irrigation of up to 1 acre) Permit no: Livestock (on farm/range/pasture) Permit no: Other (please explain): Permit #:
	b. Small capacity well (inside designated groundwater basin)			Domestic use (indoor household use in up to 3 dwellings on the parcel; watering of personal livestock, limited irrigation area, no more than 1 acre-foot per year) Permit no: Other (please explain): Permit #:
6	Well metered			
7	Well Pump			
	a. Brand name pump number			
	b. Date installed			
	c. Date of last inspection			
	d. Date of last service			

	e. Depth			
	f. GPM and date last measured			
8	Galvanized pipe			
9	Polybutylene pipe	<input checked="" type="checkbox"/>	2024	From road to house 12' deep
10	Cistern water storage			
	a. Number of gallons			
11	Supplemental water purchased in past 2 years			
	a. Name and contact information of entity from which supplemental water was purchased			
12				
	<b>WATER</b> If you know of any problems <b>NOW EXISTING</b> with the following, check the "Yes" column:	Yes	Age, if known	Comments
13	Water heater(s)			
14	Water filter system			
15	Water softener			
16	Water system pump			
17	Sauna			
18	Hot tub or spa			
19	Steam room/shower			
20	Underground sprinkler system			
21	Fire sprinkler system			
22	Backflow prevention device			
23	Irrigation pump			
24				
	<b>WATER</b> If you know of any problems <b>EVER EXISTING</b> with the following, check the "Yes" column:	Yes	Age, if known	Comments
25	Leaks, backups, or similar problems with any portion of the water or plumbing systems (including lines and water pressure) or damage therefrom			
26	Well			
27	Pool			
28	Irrigation system			
29	Water has been tested for potability			
	a. Indicate result of test in comments and provide the most recent records and reports pertaining to such testing			
30				

<b>H. SOURCE OF WATER &amp; WATER SUPPLY</b> Provide the following information regarding the Property:	
1	Type of water supply: <input checked="" type="checkbox"/> Public <input type="checkbox"/> Community Well <input type="checkbox"/> Shared Well <input type="checkbox"/> Other <input type="checkbox"/> None If the Property is served by a Well, a copy of the Well Permit <input type="checkbox"/> is <input type="checkbox"/> is Not provided. Well Permit #: _____ Drilling Records <input type="checkbox"/> Are <input type="checkbox"/> Are Not provided. Shared Well Agreement <input type="checkbox"/> Yes <input type="checkbox"/> No.  The Water Provider for the Property can be contacted at: Name: <u>Nederland Public Works</u> Address: _____ Web Site: _____ Phone No.: _____ There is neither a Well nor a Water Provider for the Property. The source of potable water for the Property is [describe source]: _____  <b>SOME WATER PROVIDERS RELY, TO VARYING DEGREES, ON NONRENEWABLE GROUND WATER. YOU MAY WISH TO CONTACT YOUR PROVIDER (OR INVESTIGATE THE DESCRIBED SOURCE) TO DETERMINE THE LONG-TERM SUFFICIENCY OF THE PROVIDER'S WATER SUPPLIES.</b>

<b>I. SEWER/SEPTIC – General Information:</b> Do you know of the following on the Property:	Yes	Comments
------------------------------------------------------------------------------------------------	-----	----------

If yes, provide the requested information in Comments			
1	Public sanitary sewer service	<input checked="" type="checkbox"/>	
	a. Name and contact information of public sanitary sewer service provider		
	b. Date the sewer line was last scoped		
2	Community sanitary sewer service		
	a. Name and contact information of community sanitary sewer service provider:		
	b. Date the sewer line was last scoped		
3	Septic System		
	a. Type		Tank Leach Lagoon
	b. Date of issuance of latest Individual Use Permit		
	c. Date of latest inspection		
	d. Date of latest pumping		
	e. System is under a maintenance agreement (pumped/inspected on a regular basis)		Maintenance agreement is mandated. Name and contact information of entity that mandates the maintenance agreement:  Maintenance agreement is not mandated Type:
4	Other sanitary sewer service		
5	Gray water storage/use		
6			
	<b>SEWER/SEPTIC</b> If you know of any problems <b>EVER EXISTING</b> with the following, check the "Yes" column:	Yes	Comments
7	Leaks, backups, or similar problems with any portion of the sewage systems or damage therefrom		
8	Lift station (sewage ejector pump)		
9			

J. FLOODING AND DRAINAGE			
If you know of any problems <b>EVER EXISTING</b> with the following on the Property, check the "Yes" column:		Yes	Comments
1	Flooding		
2	Drainage		
3	Grading		
4	Water intrusion in the basement, crawl space, or other parts of Property		
5	Repairs made to control water intrusion in the basement, crawl space, or other parts of the Property		
6			
	<b>DRAINAGE AND RETENTION PONDS – Other Information</b> Do you know of the following on the Property:	Yes	Comments
7	Drainage or retention ponds, dams, storm water detention basins, or other similar facilities		
8			

K. OTHER DISCLOSURES – IMPROVEMENTS			
If you know of any problems <b>NOW EXISTING</b> with the following, check the "Yes" column:		Yes	Comments
1	Included fixtures and equipment		
2	Stains on carpet		
3	Floors	<input checked="" type="checkbox"/>	Old and in need of refinishing
4			

**II. GENERAL**

<b>L. USE, ZONING &amp; LEGAL ISSUES</b> If you know of any of the following <b>EVER EXISTING</b> , check the "Yes" column:	<b>Yes</b>	<b>Comments</b>
1 Zoning violation, variance, conditional use, violation of an enforceable PUD, or non-conforming use		
2 Notice or threat of condemnation proceedings		
3 Notice of any adverse conditions from any governmental or quasi-governmental agency that have not been resolved		
4 Notice of zoning action related to the Property		
5 Building code, city, or county violations		
6 Violation of restrictive covenants or owners' association rules or regulations		
7 Any building or improvements constructed within the past one year before this Date without approval by the owner's association or its designated approving body		
8 Any additions or alterations made with a Building Permit		
9 Any additions or non-aesthetic alterations made without a Building Permit		
10 Other legal action		
11 Any part of the Property leased to others (written or oral)		
12 Used for short-term rentals in the past year		
13 Grandfathered conditions or uses		
14		

<b>M. ACCESS &amp; PARKING</b> If you know of any of the following <b>EVER EXISTING</b> , check the "Yes" column:	<b>Yes</b>	<b>Comments</b>
1 Any access problems, issues or concerns		
2 Roads, trails, paths, or driveways through the Property used by others		
3 Public highway or county road bordering the Property		
4 Any proposed or existing transportation project that affects or is expected to affect the Property		
5 Encroachments, boundary disputes, or unrecorded easements		
6 Shared or common areas with adjoining properties, including but not limited to, walls, fences and driveways		
7 Requirements for curb, gravel/paving, or landscaping		
8 Any limitations on parking or access due to size, number of vehicles, or type of vehicles in the past year		
9		

<b>N. ENVIRONMENTAL CONDITIONS</b> If you know of any of the following <b>EVER EXISTING</b> on any part of the Property, check the "Yes" column:	<b>Yes</b>	<b>Comments</b>
1 Hazardous materials on the Property, such as radioactive, toxic or biohazardous materials, asbestos, pesticides, herbicides, wastewater sludge methane, mill tailings, solvents, or petroleum products		
2 Underground storage tanks		
3 Aboveground storage tanks		
4 Underground transmission lines		
5 Property used as, situated on, or adjoining a dump, landfill or municipal solid waste landfill		
6 Monitoring wells or test equipment		
7 Sliding, settling, upheaval, movement or instability of earth, or expansive soils on the Property		
8 Mine shafts, tunnels, or abandoned wells on the Property		
9 Within a governmentally designated geological hazard or sensitive area		
10 Within a governmentally designated floodplain or wetland area		
11 Dead, diseased, or infested trees or shrubs	<input checked="" type="checkbox"/>	Removed 8 rotted trees over the past 10 years
12 Environmental assessments, studies, or reports done involving the physical condition of the Property		

13	Used for any mining, graveling, or other natural resource extraction operations such as oil and gas wells		
14	Smoking inside improvements (including garages, unfinished space, or detached buildings) on Property		
15	Animals kept in the residence		
16	Other environmental problems, issues or concerns		
17	Odors		
18			

<b>O. RADON</b>	If you know of any of the following <b>EVER EXISTING</b> , check the "Yes" column:	<b>Yes</b>	<b>Comments</b>
1	Radon test(s) conducted on the Property. Provide copies of the most recent records and reports pertaining to radon concentrations within the Property.		
2	Radon concentrations detected or mitigation or remediation performed. Provide a full description.		
3	Radon mitigation system installed on Property. Provide all information known by Seller about the radon mitigation system.		
4			

<b>P. COMMON INTEREST COMMUNITY – ASSOCIATION PROPERTY</b>	If you know of any of the following <b>NOW EXISTING</b> , check the "Yes" column:	<b>Yes</b>	<b>Comments</b>
1	Property is part of an owners' association		
2	Special assessments or increases in regular assessments approved by owners' association but not yet implemented		
3	Problems or defects in the common elements or limited common elements of the Association Property		
	<b>COMMON INTEREST COMMUNITY – ASSOCIATION PROPERTY</b>	<b>Yes</b>	<b>Comments</b>
	If you know of any of the following <b>EVER EXISTING</b> , check the "Yes" column:		
4	Has the Association made demand or commenced a lawsuit against a builder or contractor alleging defective construction of improvements of the Association Property (common area or property owned or controlled by the Association but outside the Seller's Property or unit)		
5			
	<b>COMMON INTEREST COMMUNITY – ASSOCIATION PROPERTY – Other Information:</b>		<b>Contact Information</b>
	Name of the Owner's Association(s) governing the Property:		
6	Owners' Association #1		
7	Owners' Association #2		
8	Owners' Association #3		
9	Owners' Association #4		

<b>Q. METROPOLITAN DISTRICT</b>	If you know of any of the following <b>NOW EXISTING</b> , check the "Yes" column:	<b>Yes</b>	<b>Comments</b>
1	Property is located within the boundaries of a Metropolitan District that was organized on or after January 1, 2000		
	<b>METROPOLITAN DISTRICT – Information:</b>		<b>Comments</b>
2	Name of Metropolitan District #1		
3	Official website of the Metropolitan District #1		
4	Name of Metropolitan District #2		
5	Official website of Metropolitan District #2		

<b>R. GENERAL DISCLOSURES</b>	If you know of any of the following <b>EVER EXISTING</b> , check the "Yes" column:	<b>Yes</b>	<b>Comments</b>
1	Written reports of any building, site, roofing, soils, water, sewer, mold, or engineering investigations or studies of the Property. Provide copies of all such reports in possession of Seller.		
2	Any property insurance claim submitted (whether paid or not)	<input checked="" type="checkbox"/>	2026 wind storm
3	Structural, architectural, and engineering plans and/or specifications for any existing improvements. Provide copies of all such reports in possession of Seller.	<input checked="" type="checkbox"/>	Provided 2026 structural engineer's report

4	Property was previously used as a methamphetamine laboratory and not remediated to state standards		
5	Government special improvements approved, but not yet installed, that may become a lien against the Property		
6	Any litigation alleging negligent construction or defective building products		
7	Any award or payment of money in lieu of repairs for defective building products or poor construction		
8	Any release signed regarding defective products or poor construction that would limit a future owner from making a claim		
9	Pending: (1) litigation or (2) other dispute resolution proceeding regarding the Property		
10	Property is subject to Deed Restrictions, other recorded document restrictions, or Affordable Housing Restrictions		
11	Property is located in a historic district	<input checked="" type="checkbox"/>	
12			
	<b>GENERAL – Other Information:</b>	<b>Yes</b>	<b>Comments</b>
13	U S Postal Service delivery available	<input checked="" type="checkbox"/>	Property <input checked="" type="checkbox"/> Post Office Cluster Mailbox - Location and No.: Other (specify):
14			

**OTHER KNOWN ADVERSE MATERIAL FACTS:** For purposes of this section, adverse material facts would include any non-observable or observable physical conditions existing on the Property. Describe any other known adverse material facts in or on the Property (attach additional pages as necessary):

The information contained in this SPD has been furnished by Seller(s), who certifies it was answered truthfully, based on Seller's **CURRENT ACTUAL KNOWLEDGE**.

*Laura A Marin*

Date Completed: 1/31/2026

Seller: **Laura A Marin**

*Katherine M Buxton*

Date Completed: 1/31/2026

Seller: **Katherine M Buxton**

*Carol L McKay*

Date Completed: 2/2/2026

Seller: **Carol L McKay**

**ADVISORY TO BUYER:**

1. Even though Seller has answered the above questions to Seller's current actual knowledge, Buyer should thoroughly inspect the Property and obtain expert assistance to accurately and fully evaluate the Property to confirm the status of the following matters are satisfactory to Buyer:

- a. the physical condition of the Property;
- b. the presence of mold or other biological hazards;
- c. the presence of rodents, insects, and vermin including termites;
- d. the legal use of the Property, including zoning and legal access to the Property;
- e. the availability and source of water, sewer, and utilities;
- f. the environmental and geological condition of the Property;
- g. the presence of noxious weeds; and
- h. any other matters that may affect Buyer's use and ownership of the Property that are important to Buyer as Buyer decides whether to purchase the Property.

2. Seller states that the information is correct to "Seller's current actual knowledge" as of the date of this form. The term "current actual knowledge" is intended to limit Seller's disclosure only to facts actually known by the Seller and does not include "constructive knowledge" or "common knowledge" or what Seller "should have known" about the Property. The Seller has no duty to investigate or inspect the Property or inclusions when this SPD is filled in and signed.

Hello,

Attached is an itemized list of the repairs completed at **550 West Breed St., Nederland, CO 80466** by Kape Roofing and Exteriors. All work was performed in accordance with the engineer's notes, the insurance inspection report, and additional items discovered during construction.

#### Roof exterior

1. Remove and replace damaged decking in both back bedrooms.
2. Replace damaged framing (6) 2x4s (Per engineer notes (4) 2x4s) (See photos of repairs)
3. Install complete ice and water underlayment to the damaged slope
4. Remove and replace shingles on damaged slope
5. Install new drip edge on damaged sections

#### Interior Repairs

1. Remove and replace fiber board in back bedrooms from demo
2. Inspect wall framing for any damages (no damages present, See photos)
3. Install new fiber board to bedroom ceilings
4. Detach and reset any trim removed
5. Install any missing batten material
6. Clean and dispose of all demo debris

#### Tree Removal

1. Demo tree from house roof
2. Remove all tree debris from property
3. The final logs will be removed upon my return next week 2/3/26



**RE/MAX Alliance-Nederland**

286 N Bridge St #118 Nederland, CO 80466

Jackie Jones Homes By Jackie Jones

Team Jackie@HomesByJackieJones.com

Ph: 303.250.7353

The printed portions of this form except differentiated additions, have been approved by the Colorado Real Estate Commission. (LP45-6-21) (Mandatory 1-22)

**THIS FORM HAS IMPORTANT LEGAL CONSEQUENCES AND THE PARTIES SHOULD CONSULT LEGAL AND TAX OR OTHER COUNSEL BEFORE SIGNING.**

### **LEAD-BASED PAINT DISCLOSURE (Sales)**

**Attachment to Contract to Buy and Sell Real Estate for the Property known as:**

***550 W Breed Street, Nederland, CO 80466***

**WARNING! LEAD FROM PAINT, DUST, AND SOIL CAN BE DANGEROUS IF NOT MANAGED PROPERLY. Penalties for failure to comply with Federal Lead-Based Paint Disclosure Laws include treble (3 times) damages, attorney fees, costs, and a base penalty adjusted for inflation for each violation.**

#### **Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards**

##### **Lead Warning Statement**

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The Seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the Seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

---

##### **Seller's Disclosure to Buyer and Real Estate Licensee(s) and Acknowledgment**

1. Seller acknowledges that Seller has been informed of Seller's obligations. Seller is aware that Seller must retain a copy of this disclosure for not less than three years from the completion date of the sale.
2. Presence of lead-based paint and/or lead-based paint hazards (check one box below):
  - Seller has no knowledge of any lead-based paint and/or lead-based paint hazards present in the housing.
  - Seller has knowledge of lead-based paint and/or lead-based paint hazards present in the housing (explain):
3. Records and reports available to Seller (check one box below):
  - Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.
  - Seller has provided Buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below):

---

##### **Buyer's Acknowledgment**

4. Buyer has read the Lead Warning Statement above and understands its contents.
5. Buyer has received copies of all information, including any records and reports listed by Seller above.

- 6. Buyer has received the pamphlet "Protect Your Family From Lead in Your Home".
- 7. Buyer acknowledges federal law requires that before a buyer is obligated under any contract to buy and sell real estate, Seller shall permit Buyer a 10-day period (unless the parties mutually agree, in writing, upon a different period of time) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.
- 8. Buyer, after having reviewed the contents of this form, and any records and reports listed by Seller, has elected to (check one box below):
  - Obtain a risk assessment or an inspection of the Property for the presence of lead-based paint and/or lead-based paint hazards, within the time limit and under the terms of § 10 of the Contract to Buy and Sell Real Estate; or
  - Waive the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

**Real Estate Licensee's Acknowledgment**

Each real estate licensee signing below acknowledges receipt of the above Seller's Disclosure, has informed Seller of Seller's obligations and is aware of licensee's responsibility to ensure compliance.

---

**Certification of Accuracy**

I certify that the statements I have made are accurate to the best of my knowledge.

Buyer: \_\_\_\_\_ Date: \_\_\_\_\_

Buyer: \_\_\_\_\_ Date: \_\_\_\_\_

\_\_\_\_\_  
 Seller: **Laura A Marin** Date: \_\_\_\_\_

*Katherine M Buxton*

Date: **9/17/2025**

Seller: **Katherine M Buxton**

*Carol L McKay*

Date: **9/17/2025**

Seller: **Carol L McKay**

**Listing Brokerage Firm's Name:** RE/MAX Alliance-Nederland  
 Homes By Jackie Jones Team

**Real Estate Licensee (Listing)**



**RE/MAX Alliance-Nederland**  
 286 N Bridge St #118 Nederland, CO 80466  
 Jackie Jones Homes By Jackie Jones  
 Team Jackie@HomesByJackieJones.com  
 Ph: 303.250.7353

The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission. (SF94-5-18) (Mandatory 1-19)

**SQUARE FOOTAGE DISCLOSURE  
 (Residential)**

This disclosure is made to Buyer and Seller pursuant to the requirements of the Colorado Real Estate Commission and applies to improved residential real estate. Check applicable boxes below.

Property Address: **550 W Breed Street, Nederland, CO 80466**

**1. Licensee Measurement**

Listing Licensee  Has  Has Not measured the square footage of the residence according to the following standard, methodology or manner:

Standard/Methodology/Manner	Date Measured	Square Footage
<input type="checkbox"/> Exterior measurement		
<input type="checkbox"/> FHA		
<input type="checkbox"/> ANSI		
<input type="checkbox"/> Local standard		
<input type="checkbox"/> Other		

**2. Other Source of Measurement :**

Listing Licensee  Is  Is Not providing information on square footage of the residence from another source(s) as indicated below:

Source of Square Footage Information	Date	Square Footage
<input type="checkbox"/> Prior appraisal (Date of document)		
<input type="checkbox"/> Building plans (Date of document)		
<input checked="" type="checkbox"/> Assessor's office (Date obtained)	<b>09/08/2025</b>	<b>1,176</b>
<input type="checkbox"/> Other		

Measurement may not be exact and is for the purpose of marketing ONLY. Measurement is not for loan, valuation or other purposes. **If exact square footage is a concern, the property should be independently measured.**

Buyer and Seller are advised to verify this information. Any independent measurement or investigation should be completed by Buyer on or before any applicable deadline in the contract.

Broker:  Date: 9/8/2025  
**Jackie Jones**

The undersigned acknowledge receipt of this disclosure.

Seller: Laura A Marin Date: \_\_\_\_\_



**RE/MAX Alliance-Nederland**  
 286 N Bridge St #118 Nederland, CO 80466  
 Jackie Jones Homes By Jackie Jones  
 Team Jackie@HomesByJackieJones.com  
 Ph: 303.250.7353

The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission (SWA35-8-10) (Mandatory 1-11)

**THIS FORM HAS IMPORTANT LEGAL CONSEQUENCES AND THE PARTIES SHOULD CONSULT LEGAL AND TAX OR OTHER COUNSEL BEFORE SIGNING.**

**SOURCE OF WATER ADDENDUM  
 TO CONTRACT TO BUY AND SELL REAL ESTATE**

Date: 9/8/2025

**1. ADDENDUM TO CONTRACT TO BUY AND SELL REAL ESTATE.** This Source of Water Addendum (Addendum) is made a part of that Contract to Buy and Sell Real Estate between Seller and Buyer dated \_\_\_\_\_ (Contract), for the purchase and sale of the Property known as No. **550 W Breed Street, Nederland, CO 80466**

**2. SOURCE OF POTABLE WATER.** Seller discloses the following information for the source of potable water for the Property:

[Select and complete 1, 2 or 3 as applicable.]

**2.1** The Property's source of water is a Well. Well Permit #: \_\_\_\_\_  
 If a well is the source of water for the Property, a copy of the current Well Permit  Is  Is Not attached.

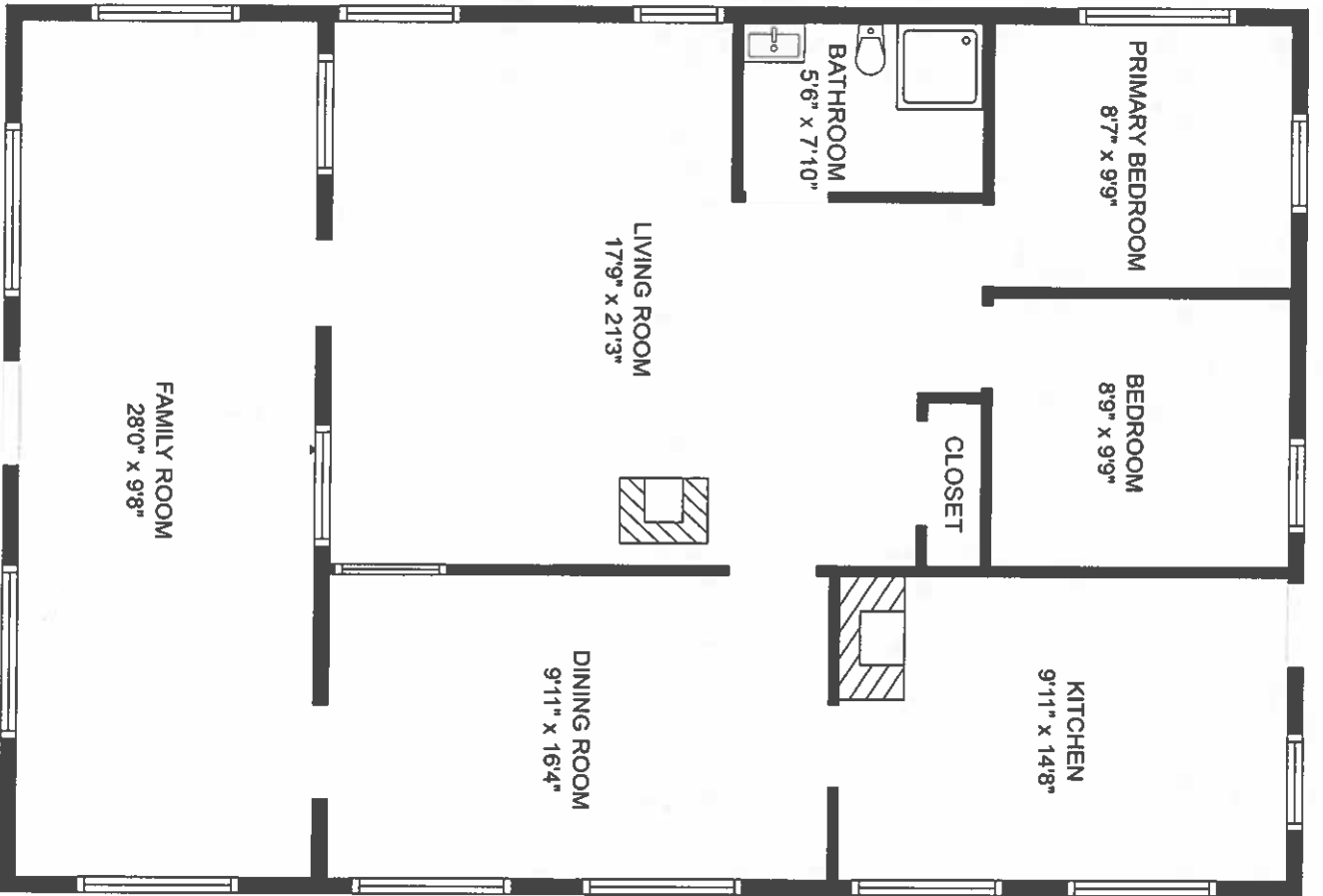
**2.2** The Water Provider for the Property can be contacted at:  
 Name: Town Of Nederland  
 Address: PO Box 396, Nederland, CO 80466  
 Web Site: https://townofnederland.colorado.gov/public-works/water  
 Phone No.: (303) 258-7985

**2.3** There is neither a Well nor a Water Provider for the Property. The source of water for the Property is [describe source]: \_\_\_\_\_

**NOTE TO BUYER: SOME WATER PROVIDERS RELY, TO VARYING DEGREES ON NONRENEWABLE GROUND WATER. YOU MAY WISH TO CONTACT YOUR PROVIDER (OR INVESTIGATE THE DESCRIBED SOURCE) TO DETERMINE THE LONG-TERM SUFFICIENCY OF THE PROVIDER'S WATER SUPPLIES.**

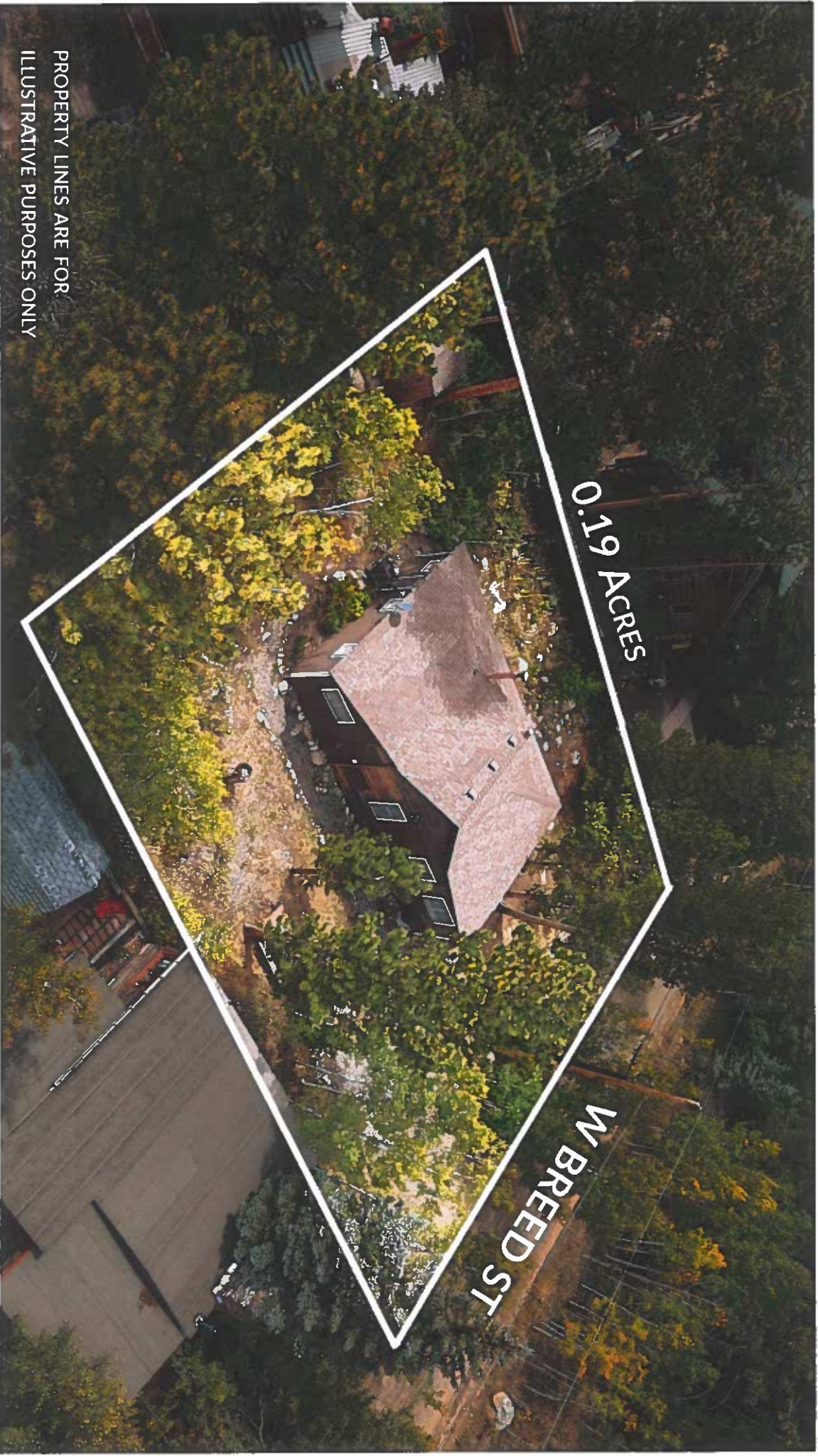
\_\_\_\_\_  
 Seller: **Laura A Marin** Date: \_\_\_\_\_

*Katherine M Buxton*  
 \_\_\_\_\_ Date: 9/16/2025  
 Seller: **Katherine M Buxton**



GROSS INTERNAL AREA  
TOTAL: 1,176 sq ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



0.19 ACRES

W BREED ST

PROPERTY LINES ARE FOR  
ILLUSTRATIVE PURPOSES ONLY





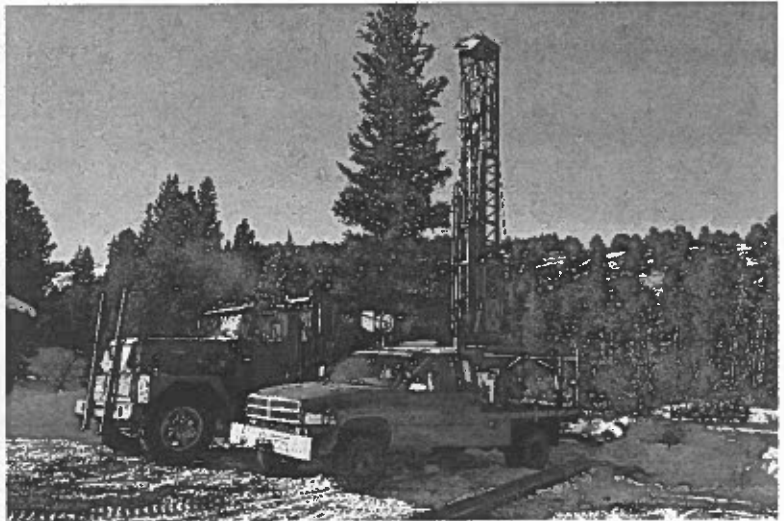
# 2025 TOWN OF NEDERLAND WATER QUALITY REPORT

Summarizing Water Quality Data from 2024

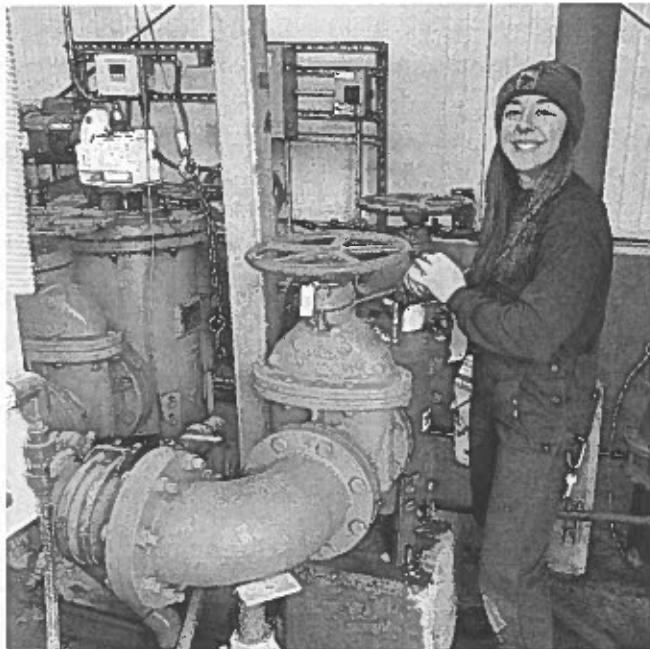
Nederland's drinking water is diverted from Middle Boulder Creek before entering two settling ponds along the creek.

These ponds give time for debris from the creek to settle out, but are not large enough to provide storage for extended periods of time should anything happen to Middle Boulder Creek such as runoff from a wildfire event.

Making this water supply infrastructure more resilient is a top priority for the Town.



*A test hole was drilled in 2025 near the Town's intake to evaluate ground water levels and inform future water supply planning.*



*Utilities staff performing annual maintenance at the water treatment plant.*

Water from the settling ponds is pumped to a water treatment plant where water is filtered and made safe to drink.

Sodium hydroxide and polyaluminum chloride are added to adjust pH and make dirt and organic matter easier to remove.

Water is filtered using ultrafiltration membrane filters that filter out substances larger than .04 microns including almost all dirt, viruses, and bacteria. Sodium hypochlorite is used to disinfect the filtered water before pumping the water into tanks and pipes throughout town.

Staff operate and take water quality samples at the drinking water plant daily and are on-call for water emergencies 24/7.



# 2024 TOWN OF NEDERLAND WATER QUALITY REPORT

Summarizing Water Quality Data from 2023

Water is delivered to customers through a network of four water storage tanks, three pump/pressure booster stations, and over 16 miles of pipe. Four generators are maintained to provide emergency backup power to the water treatment plant and pump stations.

Every year the Town inspects, flushes and maintains 174 fire hydrants to make sure they are ready for fire protection.

Water and wastewater infrastructure is now mapped in GIS (Geographic Information System) layers and work is tracked with a digital workorder system making maintenance work more efficient and better informed.



*Utilities staff performing annual maintenance on a fire hydrant.*



*Utilities staff locating underground infrastructure.*

Nederland's 2025/2026 goals for its water system include continuing to replace old water meters, exploring monthly billing for residential customers, reducing operating expenses by performing more work in-house, and completing capital improvement projects on time and under budget.

The pages that follow summarize Nederland's 2024 water quality data using the Colorado Department of Health and Environment's template.

# NEDERLAND TOWN OF 2025 Drinking Water Quality Report

## Covering Data For Calendar Year 2024

*Public Water System ID: CO0107538*

**Esta es información importante. Si no la pueden leer, necesitan que alguien se la traduzca.**

We are pleased to present to you this year's water quality report. Our constant goal is to provide you with a safe and dependable supply of drinking water. Please contact ANDREW BLISS at 720-574-1018 with any questions or for public participation opportunities that may affect water quality.

### General Information

All drinking water, including bottled water, may reasonably be expected to contain at least small amounts of some contaminants. The presence of contaminants does not necessarily indicate that the water poses a health risk. More information about contaminants and potential health effects can be obtained by calling the Environmental Protection Agency's Safe Drinking Water Hotline (1-800-426-4791) or by visiting [epa.gov/ground-water-and-drinking-water](https://www.epa.gov/ground-water-and-drinking-water).

Some people may be more vulnerable to contaminants in drinking water than the general population.

Immunocompromised persons such as persons with cancer undergoing chemotherapy, persons who have undergone organ transplants, people with HIV-AIDS or other immune system disorders, some elderly, and infants can be particularly at risk of infections. These people should seek advice about drinking water from their health care providers. For more information about contaminants and potential health effects, or to receive a copy of the U.S. Environmental Protection Agency (EPA) and the U.S. Centers for Disease Control (CDC) guidelines on appropriate means to lessen the risk of infection by *Cryptosporidium* and microbiological contaminants call the EPA Safe Drinking Water Hotline at (1-800-426-4791).

### Contaminant Information

The sources of drinking water (both tap water and bottled water) include rivers, lakes, streams, ponds, reservoirs, springs, and wells. As water travels over the surface of the land or through the ground, it dissolves naturally occurring minerals and, in some cases, radioactive material, and can pick up substances resulting from the presence of animals or from human activity. Contaminants that may be present in source water include:

- **Microbial contaminants:** viruses and bacteria that may come from sewage treatment plants, septic systems, agricultural livestock operations, and wildlife.
- **Inorganic contaminants:** salts and metals, which can be naturally-occurring or result from urban storm water runoff, industrial or domestic wastewater discharges, oil and gas production, mining, or farming.
- **Pesticides and herbicides:** may come from a variety of sources, such as agriculture, urban storm water runoff, and residential uses.
- **Radioactive contaminants:** can be naturally occurring or be the result of oil and gas production and mining activities.
- **Organic chemical contaminants:** including synthetic and volatile organic chemicals, which are byproducts of industrial processes and petroleum production, and also may come from gas stations, urban storm water runoff, and septic systems.

In order to ensure that tap water is safe to drink, the Colorado Department of Public Health and Environment prescribes regulations limiting the amount of certain contaminants in water provided by public water systems. The Food and Drug Administration regulations establish limits for contaminants in bottled water that must provide the same protection for public health.

### Lead in Drinking Water

Lead can cause serious health effects in people of all ages, especially pregnant people, infants (both formula-fed and breastfed), and young children. Lead in drinking water is primarily from materials and parts used in service lines and in home plumbing. We are responsible for providing high quality drinking water and removing lead pipes but cannot control

the variety of materials used in the plumbing in your home. Because lead levels may vary over time, lead exposure is possible even when your tap sampling results do not detect lead at one point in time.

You can help protect yourself and your family by identifying and removing lead materials within your home plumbing and taking steps to reduce your family's risk. Using a filter, certified by an American National Standards Institute accredited certifier to reduce lead, is effective in reducing lead exposures. Follow the instructions provided with the filter to ensure the filter is used properly.

Use only cold water for drinking, cooking, and making baby formula. Boiling water does not remove lead from water. Before using tap water for drinking, cooking, or making baby formula, flush your pipes for several minutes. You can do this by running your tap, taking a shower, doing laundry or a load of dishes. If you have a lead service line or galvanized requiring replacement service line, you may need to flush your pipes for a longer period. If you are concerned about lead in your water and wish to have your water tested, contact ANDREW BLISS at 720-574-1018. Information on lead in drinking water, testing methods, and steps you can take to minimize exposure is available at [epa.gov/safewater/lead](http://epa.gov/safewater/lead).

## Service Line Inventory

New state and federal laws require us to inventory all water service lines in our service area to classify the material. A service line is the underground pipe that carries water from the water main, likely in the street, into your home or building. If you would like to view a copy of our service line inventory or have questions about the material of your service line, contact ANDREW BLISS at 720-574-1018.

## Source Water Assessment and Protection (SWAP)

The Colorado Department of Public Health and Environment may have provided us with a Source Water Assessment Report for our water supply. For general information or to obtain a copy of the report please visit [wqcdcompliance.com/ccr](http://wqcdcompliance.com/ccr). The report is located under "Guidance: Source Water Assessment Reports". Search the table using our system name or ID, or by contacting ANDREW BLISS at 720-574-1018. The Source Water Assessment Report provides a screening-level evaluation of potential contamination that *could* occur. It *does not* mean that the contamination *has or will* occur. We can use this information to evaluate the need to improve our current water treatment capabilities and prepare for future contamination threats. This can help us ensure that quality finished water is delivered to your homes. In addition, the source water assessment results provide a starting point for developing a source water protection plan. Potential sources of contamination in our source water area are listed below. Please contact us to learn more about what you can do to help protect your drinking water sources, any questions about the Drinking Water Quality Report, to learn more about our system, or to attend scheduled public meetings. We want you, our valued customers, to be informed about the services we provide and the quality water we deliver to you every day.

## Our Water Sources

Sources (Water Type - Source Type)	Potential Source(s) of Contamination
MIDDLE BOULDER CREEK (Surface Water-Intake)	Permitted Wastewater Discharge Sites, Existing/Abandoned Mine Sites, Commercial/Industrial/Transportation, Low Intensity Residential, Deciduous Forest, Evergreen Forest, Septic Systems, Road Miles

## Terms and Abbreviations

- **Maximum Contaminant Level (MCL)** – The highest level of a contaminant allowed in drinking water.
- **Treatment Technique (TT)** – A required process intended to reduce the level of a contaminant in drinking water.
- **Health-Based** – A violation of either a MCL or TT.

- **Non-Health-Based** – A violation that is not a MCL or TT.
- **Action Level (AL)** – The concentration of a contaminant which, if exceeded, triggers treatment and other regulatory requirements.
- **Maximum Residual Disinfectant Level (MRDL)** – The highest level of a disinfectant allowed in drinking water. There is convincing evidence that addition of a disinfectant is necessary for control of microbial contaminants.
- **Maximum Contaminant Level Goal (MCLG)** – The level of a contaminant in drinking water below which there is no known or expected risk to health. MCLGs allow for a margin of safety.
- **Maximum Residual Disinfectant Level Goal (MRDLG)** – The level of a drinking water disinfectant, below which there is no known or expected risk to health. MRDLGs do not reflect the benefits of the use of disinfectants to control microbial contaminants.
- **Violation (No Abbreviation)** – Failure to meet a Colorado Primary Drinking Water Regulation.
- **Formal Enforcement Action (No Abbreviation)** – Escalated action taken by the State (due to the risk to public health, or number or severity of violations) to bring a non-compliant water system back into compliance.
- **Variance and Exemptions (V/E)** – Department permission not to meet a MCL or treatment technique under certain conditions.
- **Gross Alpha (No Abbreviation)** – Gross alpha particle activity compliance value. It includes radium-226, but excludes radon 222, and uranium.
- **Picocuries per liter (pCi/L)** – Measure of the radioactivity in water.
- **Nephelometric Turbidity Unit (NTU)** – Measure of the clarity or cloudiness of water. Turbidity in excess of 5 NTU is just noticeable to the typical person.
- **Compliance Value (No Abbreviation)** – Single or calculated value used to determine if regulatory contaminant level (e.g. MCL) is met. Examples of calculated values are the 90<sup>th</sup> Percentile, Running Annual Average (RAA) and Locational Running Annual Average (LRAA).
- **Average (x-bar)** – Typical value.
- **Range (R)** – Lowest value to the highest value.
- **Sample Size (n)** – Number or count of values (i.e. number of water samples collected).
- **Parts per million = Milligrams per liter (ppm = mg/L)** – One part per million corresponds to one minute in two years or a single penny in \$10,000.
- **Parts per billion = Micrograms per liter (ppb = ug/L)** – One part per billion corresponds to one minute in 2,000 years, or a single penny in \$10,000,000.
- **Not Applicable (N/A)** – Does not apply or not available.
- **Level 1 Assessment** – A study of the water system to identify potential problems and determine (if possible) why total coliform bacteria have been found in our water system.
- **Level 2 Assessment** – A very detailed study of the water system to identify potential problems and determine (if possible) why an E. coli MCL violation has occurred and/or why total coliform bacteria have been found in our water system on multiple occasions.

## Detected Contaminants

NEDERLAND TOWN OF routinely monitors for contaminants in your drinking water according to Federal and State laws. The following table(s) show all detections found in the period of January 1 to December 31, 2024 unless otherwise noted. The State of Colorado requires us to monitor for certain contaminants less than once per year because the concentrations of these contaminants are not expected to vary significantly from year to year, or the system is not considered vulnerable to this type of contamination. Therefore, some of our data, though representative, may be more than one-year-old. Violations and Formal Enforcement Actions, if any, are reported in the next section of this report.

**Note:** Only detected contaminants sampled within the last 5 years appear in this report. If no tables appear in this section, then no contaminants were detected in the last round of monitoring.

**Disinfectants Sampled in the Distribution System**

**TT Requirement:** At least 95% of samples per period (month or quarter) must be at least 0.2 ppm OR if sample size is less than 40 no more than 1 sample is below 0.2 ppm

**Typical Sources:** Water additive used to control microbes

Disinfectant Name	Time Period	Results	Number of Samples Below Level	Sample Size	TT Violation	MRDL
Chlorine	December, 2024	Lowest period percentage of samples meeting TT requirement: 100%	0	3	No	4.0 ppm

**Lead and Copper Sampled in the Distribution System**

**Lead and Copper Individual Sample Results**

Contaminant Name	Time Period	Tap Sample Range Low – High	90 <sup>th</sup> Percentile	Sample Size	Unit of Measure	90 <sup>th</sup> Percentile AL	Sample Sites Above AL	90 <sup>th</sup> Percentile AL Exceedance	Typical Sources
Copper	09/17/20 24 to 09/20/20 24	0.009 to 0.629	0.03	10	ppm	1.3	0	No	Corrosion of household plumbing systems; Erosion of natural deposits

Sec. 16-31. - District categories.

In order to implement the purposes and provisions of this Chapter, the Town hereby establishes the following zoning districts:

- (1) Mountain residential (MR). The mountain residential district is established to accommodate residential and related uses on one (1) acre or larger lots. While oriented toward steep mountain topography, it may be established anywhere in the Town to maintain a low density, mountain residential character while permitting economically feasible urban services.
- (2) Low density residential (LDR). The low density residential district is established to accommodate low density residential neighborhoods with lots at least sixteen thousand (16,000) square feet in size. This district provides a combination of the large lot character of the MR district and the development economics of the MDR district.
- (3) Medium density residential (MDR). The medium density residential district is established to accommodate residential and related uses at suburban density requiring a minimum lot size of eight thousand (8,000) square feet.
- (4) High density residential (HDR). The high density residential district is established to accommodate residential and related uses at urban densities requiring a minimum lot size of four thousand (4,000) square feet.
- (5) Neighborhood commercial (NC). The neighborhood commercial district is established to accommodate residential and a limited range of commercial uses. Those commercial uses deemed to have significant incompatibility with existing or potential residential uses, or for which the use will cause a significant increase in traffic volume on secondary residential streets, shall not be permitted.
- (6) Central business district (CBD). The central business district is established to accommodate a limited range of commercial uses in an intensely developed core commercial area. To this end, front and side yard setbacks are not applicable in the CBD district; however, trash and fire access shall be provided in the rear yards.
- (7) General commercial (GC). The general commercial district is established to accommodate a wide range of commercial uses including many uses deemed inappropriate in the NC and CBD districts.
- (8) Industrial (I). The industrial district is established to accommodate light industrial uses, and industrial uses of a commercial nature which for aesthetic and safety reasons are deemed inappropriate in the commercial districts.
- (9) Public. Public areas in which public and semi-public facilities and uses are located, including, without limitation, governmental and educational uses.

(Ord. 209 Art. II §1, 1981; Ord. 246 §1, 1983; Ord. 435 §1, 1996; Ord. 645 §4, 2008; Ord. 650 §1, 2008; Res. 2021-06 §4, 2021; Ord. 819 §2, 2021; Ord. 854, §3, 2023; Ord. 855, §3, 2023; Ord. No. 869, §2, 2024)

**Sec. 16-33. Yard and bulk requirements.**

**Zoning Districts and Requirements**

<i>Yard and Bulk Items</i>	<i>F</i>	<i>M R</i>	<i>LDR</i>	<i>MDR</i>	<i>HDR</i>	<i>NC</i>	<i>CBD</i>	<i>GC</i>	<i>I</i>	<i>P</i>
Minimum lot area per lot and per dwelling unit (sq. ft.)	5 acres <sup>3</sup>	1 acre	16,000	8,000	4,000	4,000 <sup>4</sup>	0	8,000	8,000	0
Minimum lot width (ft.)	330	150	100	70	40	40	0	40	40	0
Maximum lot coverage (% of lot area)	10	15	20	30	40	40	N/A	40	40	100
Minimum setback from a street for all uses (ft.) <sup>1</sup>	50	30	30	25	20	25	0	25	25	0
Minimum front yard setback for all uses (ft.) <sup>1</sup>	50	30	30	25	20	25	0	25	25	0
Minimum side yard setback from an interior lot line										
Principal uses (ft.)	30	20	15	10	5	5	5	10	10	0
Accessory dwelling unit (ft.)	30	20	15	10	5	5	N/A	N/A	N/A	N/A
Accessory uses (ft.)	10	10	10	5	5	5	0 or 10	5	5	0
Minimum rear yard setback										
Principal uses (ft.)	50	40	40	25	15	15	15	15	15	0
Accessory dwelling unit (ft.)	50	40	40	25	15	15	N/A	N/A	N/A	N/A
Accessory uses (ft.)	10	10	10	5	5	5	10	5	5	0
Structure Criteria										
Maximum building height <sup>2</sup>										
Principal uses (ft.)	35	35	35	35	35	35	35	35	35	35
Accessory uses (ft.)	25	25	25	20	20	20	20	20	20	25

**Design Standards and Guidelines - Section 18**

- <sup>1</sup> Or, in the case of a principal structure only, an established setback line.
- <sup>2</sup> Measured to the uppermost point of the roof. See Section 16-6(9). Maximum building height for a principal use may exceed the limits of this table as provided in Section 16-99 for roof-mounted solar energy systems.
- <sup>3</sup> One acre equals 43,560 square feet.

<sup>4</sup> Minimum lot area per dwelling unit may be reduced to 2,000 sq. ft. upon approval of the Board of Trustees in the Neighborhood Commercial District through the Planned Unit Development provisions of this Chapter. See Article IV, Section 16-88.

(Ord. 209 Art. II §3, 1981; Ord. 246 §§2, 3, 1983; Ord. 327, 1991; Ord. 645 §6, 2008; Ord. 650 §3A, 2008; Res. 2021-06 §6, 2021; Ord. 843, §4, 2023; Ord. 850, §2, 2023)

## Why the Town is Called Nederland

The Nederland area began settlement around 1859 with the discovery of gold in the foothill streams. The first supply station in the area was known as Dayton, then Brownsville; in 1871 the first post office here was named Middle Boulder. That same year, Abel Breed bought the silver-rich Caribou Mine and built a mill downhill in Middle Boulder to process the ore. A new road from Boulder up the canyon was completed at the same time, though a good highway wasn't ready until 1910, when a new Stanley Steamer made its way to the mountains.

In 1873, Breed sold the Caribou mine and mill to a group of Dutch investors known as the Mining Company Nederland. Because the mill was considerably lower in elevation than the mine, it was nicknamed "the Netherlands" or "lowlands" by the miners. The Dutch company named the town Nederland (the Dutch spelling of "Netherlands") in 1874. Soon after, however, the company went bankrupt, largely because Abel Breed had extracted all the good ore from the mine before he left town.

After 1883, Caribou mining declined due to less valuable ores and a fall in silver prices that led to a collapse of the silver market in 1893. By 1899 only seven families remained in town.

A second mining boom began just after the turn of the century, based on tungsten, an extremely hard mineral used in steel alloys to make armaments, light filaments and other industrial products. Sam Conger, who played a role in the discovery of silver at Caribou, also "discovered" the uses of tungsten and realized that the whole Nederland valley was full of it. World War I caused demand for tungsten to skyrocket and Nederland mills were converted to process the ore. By 1916 Nederland had a population of nearly 3,000, about twice its current number. A satellite town called Tungsten sprang up in a flat area just below the present Barker Reservoir dam.

Barker Reservoir is named for Mrs. Hannah Barker, who owned the hay meadows where the dam was built. Needing electricity, the State of Colorado bought her property by eminent domain and built the dam in 1910. Water from the reservoir is piped down the canyon to a hydroelectric generating plant.

The end of World War I and the influenza epidemic of 1918 ended the first tungsten boom and reduced the mill and town to a few hundred inhabitants during the 1920s. There were short-lived revivals of tungsten during World War II and the Korean War but after 1952 mining faded as a local industry. The town has since evolved into a hub for mountain wilderness recreation.

Sources: *Nederland: A Trip To Cloudland* by Isabel Becker (see p. 159 for "More Reading"); Colorado School of Mines Geology Department Facebook page.

# EcoPass Going Mobile

Say goodbye to your old green passes, RTD is transitioning to the MyRide App

1

**Download the RTD MyRide App.** You can scan the QR code or visit the Apple App Store or Google Play Store.



2

**Create a new account.** Be sure to use the same email address that the Town of Nederland used to contact you.

- This process can be started by clicking on the "Account" tab in the app
- Note that every individual will need their own email address to make an account (**youth under the age of 19 are free to ride through August of 2024**)

3

**Set up a Barcode in the MyRide app:**

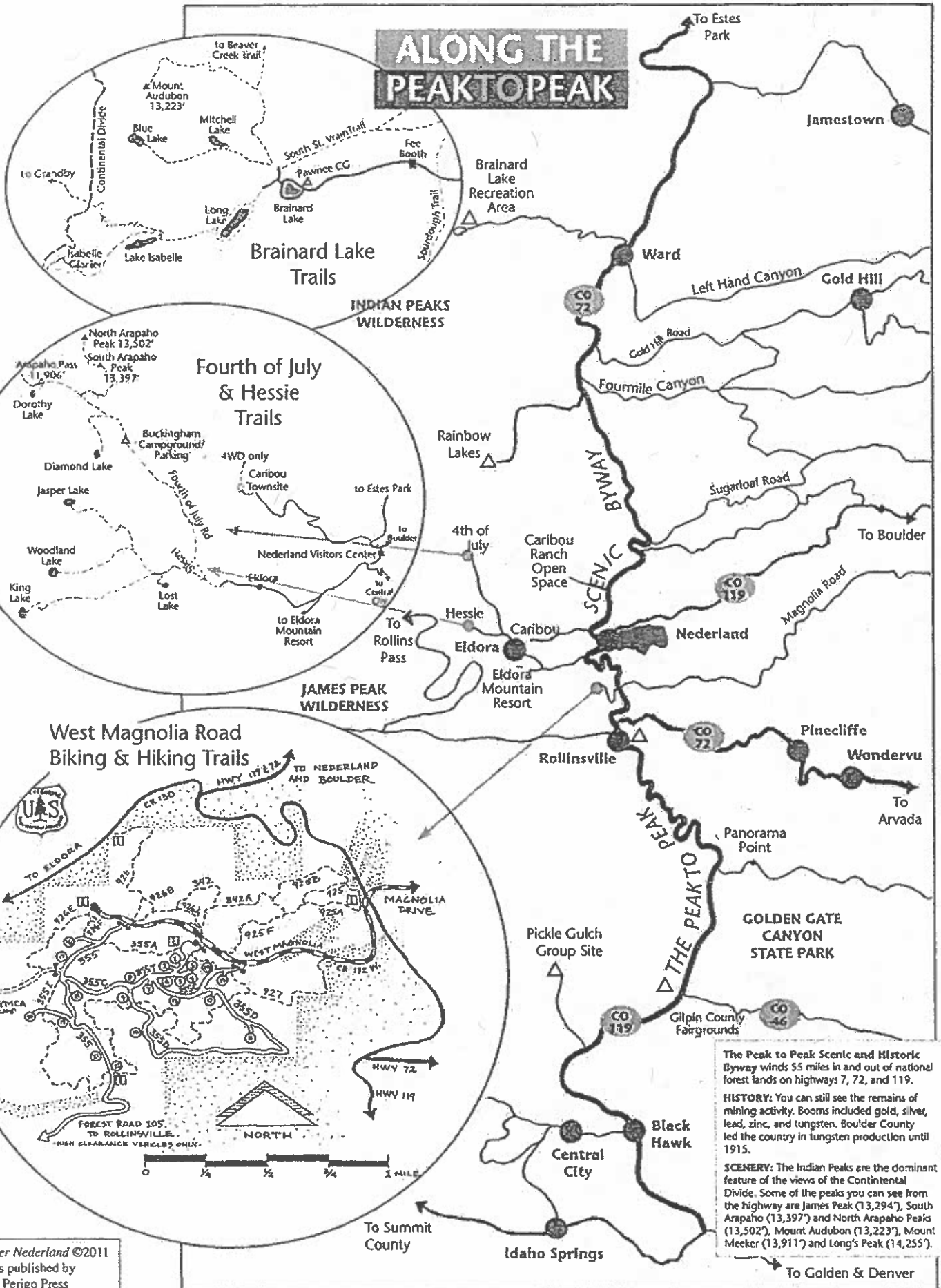
- Click MyRide on the home page
- Click "Get Started" in the "Your Active Tokens" section
- Select "With a MyRide Barcode"
- Once you've named and created your MyRide barcode it will appear on the front page of your app (*no need to add funds*)
- You will receive a verification email once the Town of Nederland confirms your pass and you are ready to start riding!

## Don't have a pass already?

If you are not a current EcoPass holder or if you have not received an email from town, please stop by Nederland Town Hall with a **photo ID** and **proof of residency** to sign up for our EcoPass program. For any questions concerning MyRide App set up, please contact Town Hall at **(303) 258-3266 ext.1001** or email us at [adminasst@nederlandco.org](mailto:adminasst@nederlandco.org)



# ALONG THE PEAK TO PEAK



The Peak to Peak Scenic and Historic Byway winds 55 miles in and out of national forest lands on highways 7, 72, and 119.

**HISTORY:** You can still see the remains of mining activity. Booms included gold, silver, lead, zinc, and tungsten. Boulder County led the country in tungsten production until 1915.

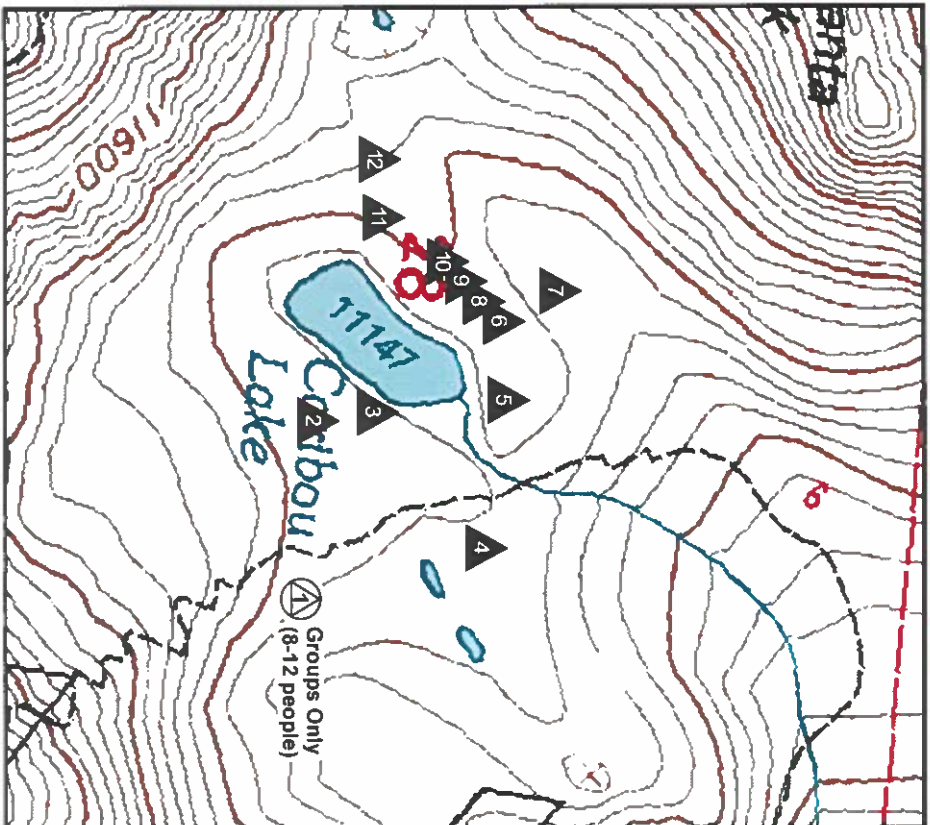
**SCENERY:** The Indian Peaks are the dominant feature of the views of the Continental Divide. Some of the peaks you can see from the highway are James Peak (13,294'), South Arapaho (13,397') and North Arapaho Peaks (13,502'), Mount Audubon (13,223'), Mount Meeker (13,911') and Long's Peak (14,255').

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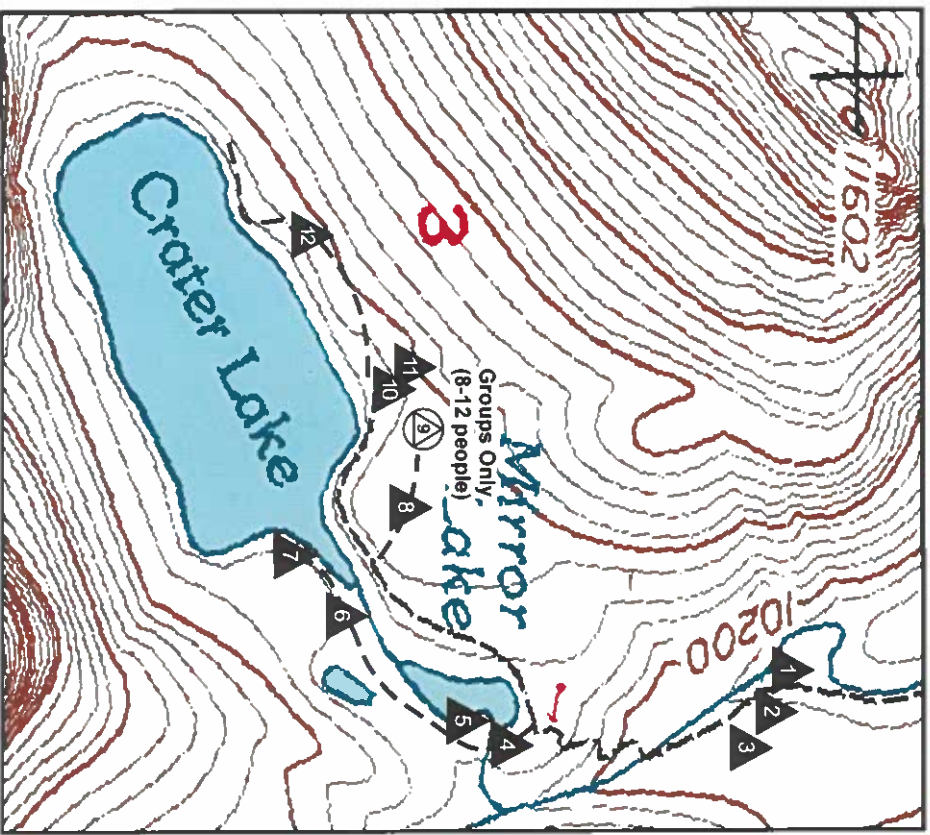


# Indian Peaks Wilderness - Designated Campsite Maps

Caribou Lake Travel Zone



Crater Lake Travel Zone



1:10,000



Feet

This map is for display purposes only (not for navigation). If you have questions, please contact:  
 Sulphur Ranger District  
 9 Ten Mile Dr  
 Granby, CO 80466  
 970-887-4100  
 EW 2015



## Leave No Trace . . . .

- Pick up all trash and pack it out, yours and others'.
- Use a stove for cooking.
- Campfires are prohibited year round.
- Minimize all noise to help maintain solitude.
- Bury human waste in catholes six to eight inches deep, at least 200 feet from water, and carry out toilet paper.
- Do all washing at least 200 feet from water sources.

- Pets must be on a hand-held leash at all times.
- Camp only in designated sites and pitch tents within 30 feet of a campsite marker.
- Large groups must camp at Site #1 at Caribou Lake and Site #9 at Crater Lake. Permit required year round. No small groups.
- Campsites 2-12 at Caribou and 1-8, 10-12 at Crater Lake are for small groups. First come, first served. Permit required June 1 - September 15.



Arapaho & Roosevelt  
 National Forests

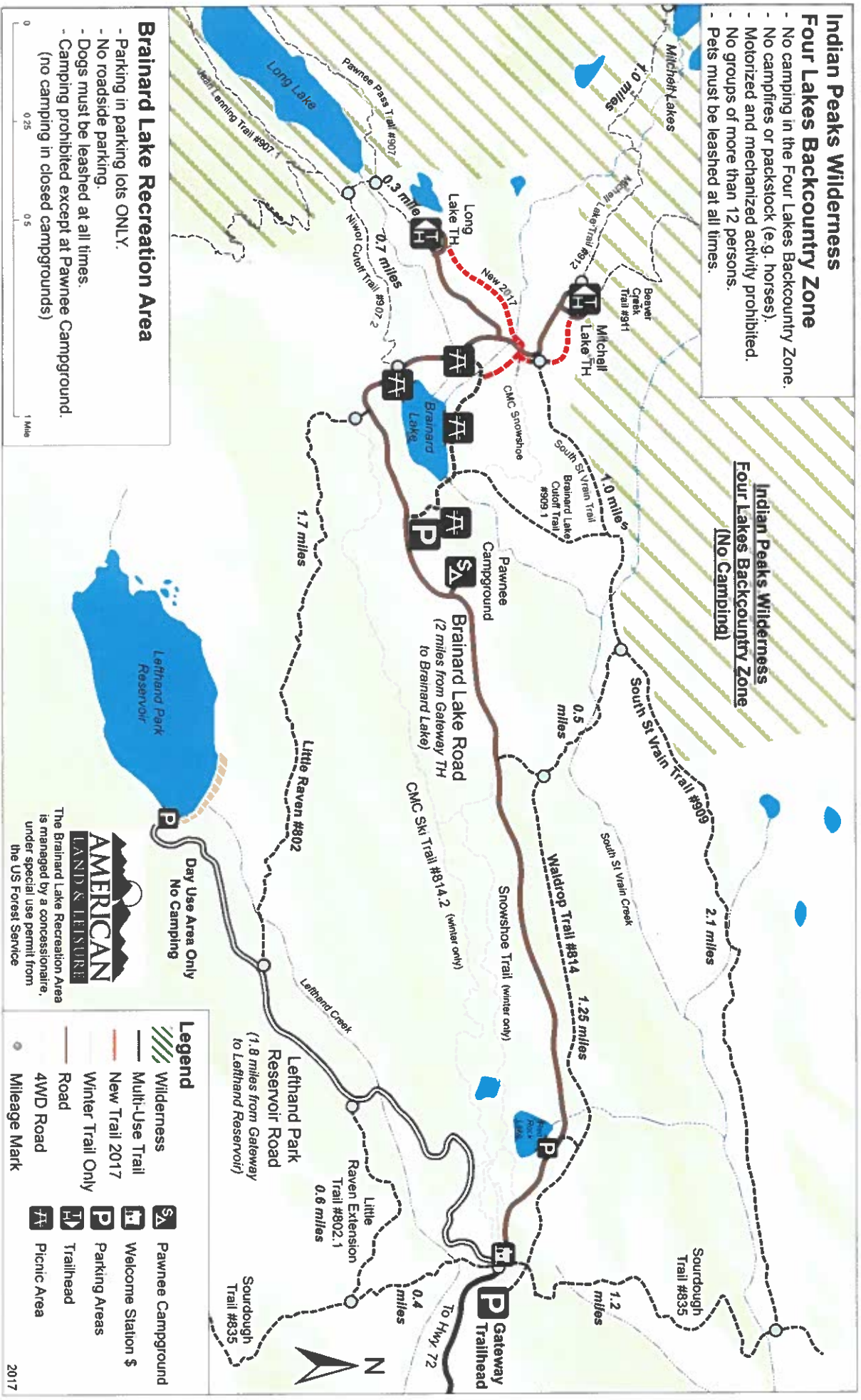
# Brainard Lake Recreation Area

Summer Season Map Boulder Ranger District 303-541-2500



- ### Indian Peaks Wilderness
- #### Four Lakes Backcountry Zone
- No camping in the Four Lakes Backcountry Zone.
  - No campfires or packstock (e.g. horses).
  - Motorized and mechanized activity prohibited.
  - No groups of more than 12 persons.
  - Pets must be leashed at all times.

Indian Peaks Wilderness  
Four Lakes Backcountry Zone  
(No Camping)



### Brainard Lake Recreation Area

- Parking in parking lots ONLY.
- No roadside parking.
- Dogs must be leashed at all times.
- Camping prohibited except at Pawnee Campground. (no camping in closed campgrounds)



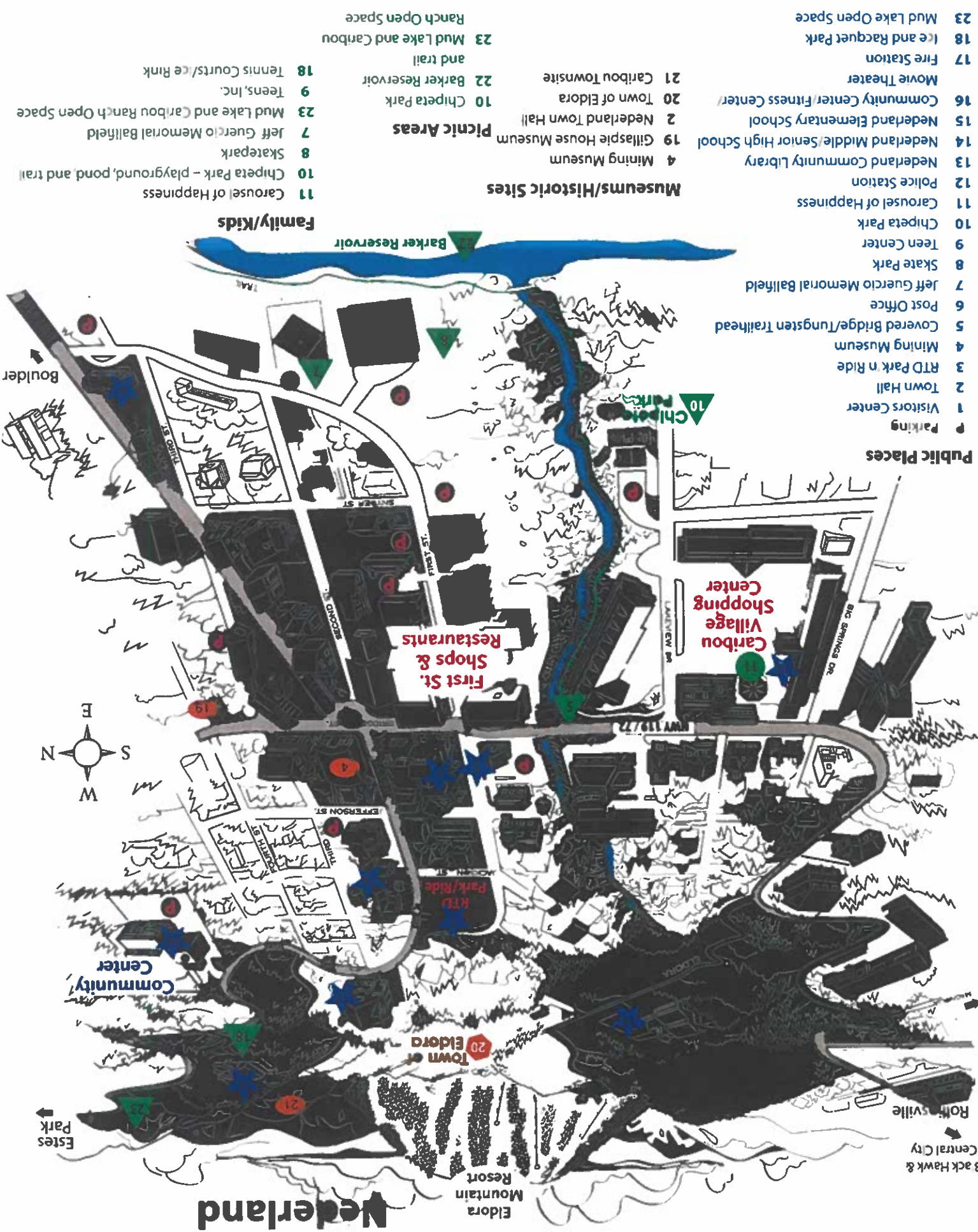
**AMERICAN LAND & LEISURE**  
The Brainard Lake Recreation Area is managed by a concessionaire, under special use permit from the US Forest Service

### Legend

	Wilderness		Pawnee Campground
	Multi-Use Trail		Welcome Station \$
	New Trail 2017		Parking Areas
	Winter Trail Only		Trailhead
	Road		Picnic Area
	4WD Road		
	Mileage Mark		

Volunteer partnerships provide immeasurable benefits to our public lands and hundreds of hours of service. Contact any of these partners or the Boulder Ranger Ranger District for more information.





**Public Places**

- 19 Visitors Center
- 20 Town Hall
- 3 RTD Park n Ride
- 4 Mining Museum
- 5 Covered Bridge/Tungsten Trailhead
- 6 Post Office
- 7 Jeff Guercio Memorial Ballfield
- 8 Skate Park
- 9 Teen Center
- 10 Chipeta Park
- 11 Carousel of Happiness
- 12 Police Station
- 13 Nederland Community Library
- 14 Nederland Middle/Senior High School
- 15 Nederland Elementary School
- 16 Community Center/Fitness Center
- 17 Movie Theater
- 18 Fire Station
- 18 Ice and Racquet Park
- 23 Mud Lake Open Space

**Museum/Historic Sites**

- 4 Mining Museum
- 19 Gillaspie House Museum
- 2 Nederland Town Hall
- 20 Town of Eldora
- 21 Caribou Townsite
- 22 Barker Reservoir
- 10 Chipeta Park

**Picnic Areas**

- 11 Carousel of Happiness
- 10 Chipeta Park - playground, pond and trail
- 8 Skatepark
- 7 Jeff Guercio Memorial Ballfield
- 23 Mud Lake and Caribou Ranch Open Space
- 9 Teens, Inc.
- 18 Tennis Courts/Ice Rink
- 23 Mud Lake and Caribou Ranch Open Space

**Family/Kids**

- 11 Carousel of Happiness
- 10 Chipeta Park - playground, pond and trail
- 8 Skatepark
- 7 Jeff Guercio Memorial Ballfield
- 23 Mud Lake and Caribou Ranch Open Space
- 9 Teens, Inc.
- 18 Tennis Courts/Ice Rink
- 23 Mud Lake and Caribou Ranch Open Space

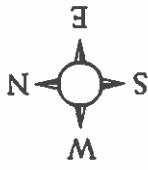
Back Hawk & Central City

Rollinsville

Eldora Mountain Resort

Nederland

Estes Park



First St. Shops & Restaurants

Caribou Village Shopping Center

Town of Eldora

Community Center

RTD Park/Ride

EFFERSON ST.

THIRD ST.

SECOND ST.

FIRST ST.

LAURENCE DR.

LAURENCE DR.

LAURENCE DR.

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Boulder





# Mud Lake



## TRAIL PROFILES












## LEGEND

- Recreation Area
- Critical Wildlife Habitat  
No Public Access
- Restrooms
- Trailhead Parking
- Picnic Shelter
- Picnic Table
- Scenic Overlook
- Seasonal Wildlife Closure  
No Public Access April 7 Through June 30
- Multi-use Trail  
(pedestrian, equestrian, bicycle)
- Pedestrian Only Trail
- Pedestrian & Equestrian Only Trail
- Wild Bear Trail  
Public Use Welcome
- Paved Road
- Unpaved Road

# Caribou Ranch

## Connect

### LEGEND

- |                                                                                                     |                                                                                                    |                                                                                                                                             |
|-----------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
|  Restrooms         |  Wildlife Viewing |  Multi-use Trail<br><i>(pedestrian, equestrian, bikes)</i> |
|  Trailhead Parking |  Historic Site    |  Pedestrian & Equestrian Only Trail                        |
|  Picnic Table      |  Fishing          |  Unpaved Road                                              |

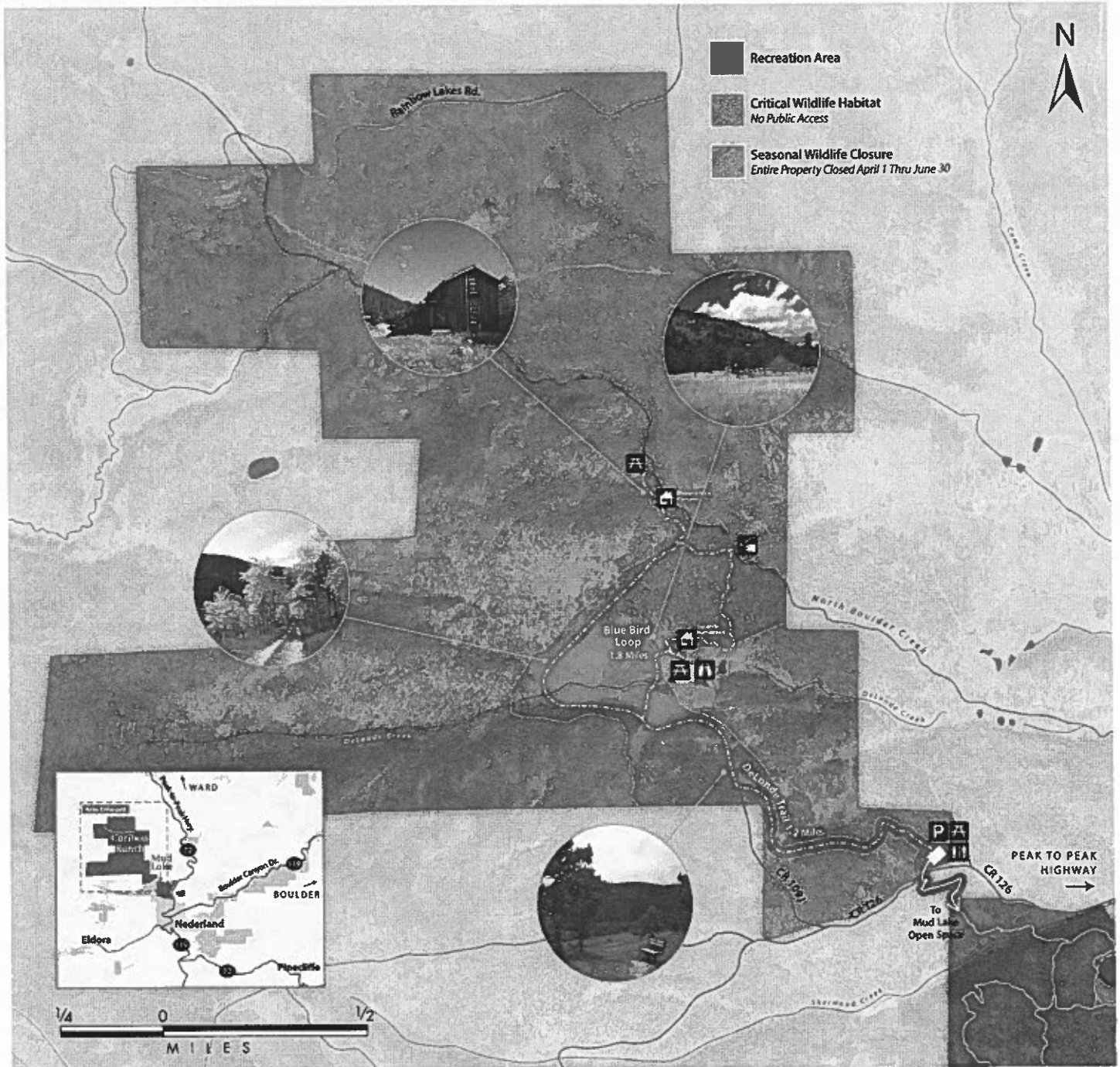
### LOCATION

2 miles north of Nederland  
on County Road 126

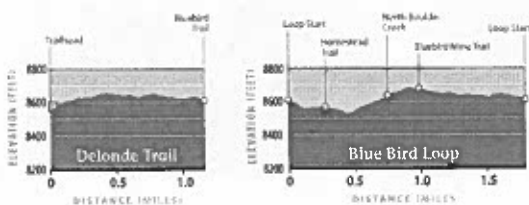
[www.BoulderCountyOpenSpace.org](http://www.BoulderCountyOpenSpace.org)

- maps and directions
- current trail conditions
- property information and photos
- current news and events
- download free GPS Trails App

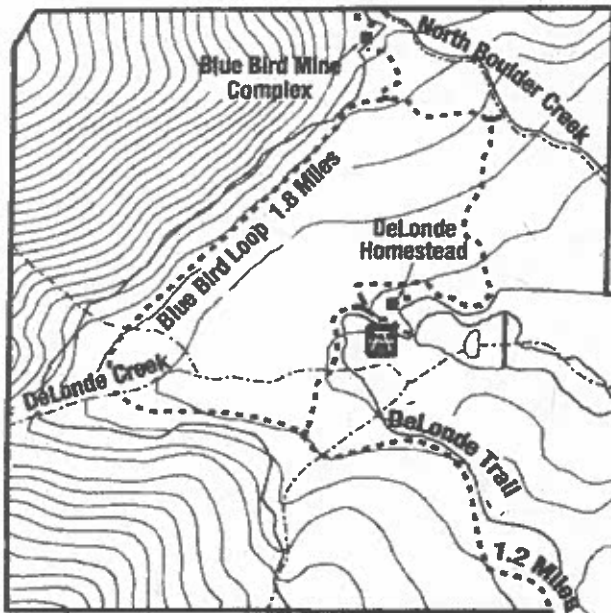
Facebook: [facebook.com/BoulderCountyOpenSpace](https://www.facebook.com/BoulderCountyOpenSpace)  
Twitter: @BoulderCountyOS



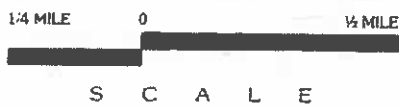
### TRAIL PROFILES



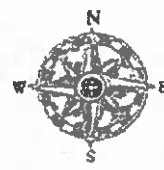
# Caribou Ranch Open Space & Mud Lake Open Space



## Caribou Ranch Open Space



	PARKING
	RESTROOMS
	PICNIC TABLES
	PEDESTRIAN & EQUESTRIAN TRAIL NO BIKES
	RESOURCE CLOSURE NO PUBLIC ACCESS
	UNPAVED ROAD
	PAVED ROAD
	PERENNIAL CREEK



Private Property

Private Property

Private Property

**DOGS** are not permitted at Caribou Ranch Open Space for wildlife and water-quality protection. Dogs are permitted at Mud Lake.

**MOUNTAIN BIKING** is not allowed at Caribou Ranch, but is allowed at Mud Lake. Visitors must stay on-trail.

**HORSE TRAILER PARKING** is available at the Mud Lake parking lot with a connecting trail to Caribou Ranch Open Space.

**RESTROOMS** are available near the trailhead at both Caribou Ranch and Mud Lake.

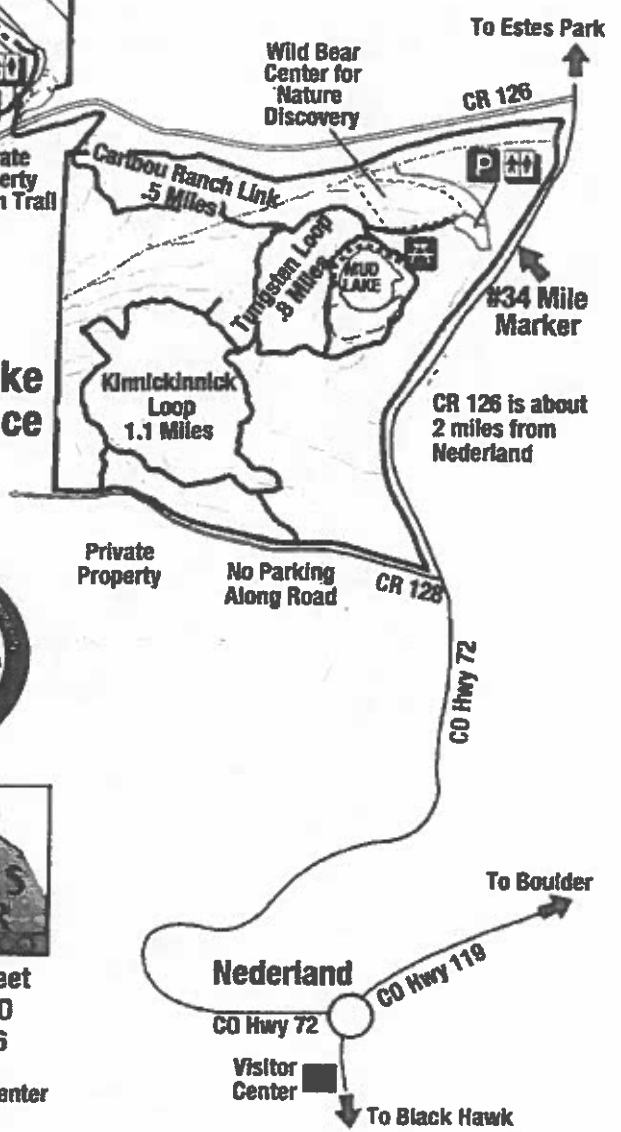
**CAMPING** is not allowed. Property is open from sunrise to sunset. When parks are closed, unattended vehicles will be ticketed.

**FISHING, SWIMMING & WADING** are not permitted at Mud Lake.

**CLOSURES:** There is an annual spring closure from April 1-June 30 at Caribou Ranch. Mud Lake does not have a seasonal closure.

*This is a partial list of rules and regulations. Visit [www.BoulderCountyOpenSpace.org](http://www.BoulderCountyOpenSpace.org) for more information.*

## Mud Lake Open Space



2 West 1st Street  
Nederland, CO  
303.258.3936

©Nederland Visitor Center

Private Property

No Parking Along Road

Nederland

Visitor Center

To Black Hawk