

6766 Audubon Avenue

NIWOT, COLORADO 80503

BUYER INFORMATION SHEET

3,336	None	6 Years	Yes
SQUARE FEET	HOA DUES	ROOF · WARRANTY TRANSFERS	RADON MITIGATED

STRUCTURE & SYSTEMS

Roof	6 yrs · Asphalt shingle
Roof warranty	Yes — transferable
Exterior	Stucco & brick
Last painted	Summer 2026
Furnace / boiler	6 yrs
Air conditioning	6 yrs
Water heater	60 gal · 5 yrs
Radon mitigation	System in place
Sump pump	None

APPLIANCES

Refrigerator	4 yrs
Dishwasher	5 yrs
Microwave	1 yr
Oven	12 yrs
Range	12 yrs

RECENT IMPROVEMENTS

EXTERIOR DOORS	CARPET
EXTERIOR PAINT 2026	

Completed within the last five years.

UTILITIES & PROVIDERS

Gas & electric — Xcel Energy 12-month average, billed monthly	\$317.64
Water — Left Hand Water 12-month average, includes irrigation	\$256.91
Sewer — Niwot Sanitation \$198.00 billed every two months	\$99.00
Trash — Western Disposal \$93.75 billed quarterly, includes recycling and compost	\$31.25

AVERAGE PER MONTH **\$704.80**
Approximately \$8,457.60 annually

TV / Internet Comcast · varies by plan

Figures provided by the seller from account billing history and converted to a monthly equivalent. Not verified by broker. Actual costs will vary with usage, occupancy, irrigation, pool operation, rates, and season.

SERVICES & SCHEDULE

Trash pickup	Monday
Recycling pickup	Monday
Compost pickup	Monday
Mailbox	At the house · No. 6766
Mailbox key	Not required

GOOD TO KNOW

HOA	None
Main water shut-off	Basement, Audubon side
Electrical panel	Garage

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