

Home data report

2550 Winding River Drive, Broomfield, Colorado 80023, United States



Total Area: 2322 sq. ft

Basement: 529 sq. ft, 1st Floor: 956 sq. ft, 2nd Floor: 837 sq. ft

Excluded: Laundry 205 sq. ft, Utility 195 sq. ft, Garage 416 sq. ft, Patio 176 sq. ft, Covered patio 59 sq. ft, Open to below 218 sq. ft

Property summary



3
FLOORS



3
Bedrooms



3
Bathrooms

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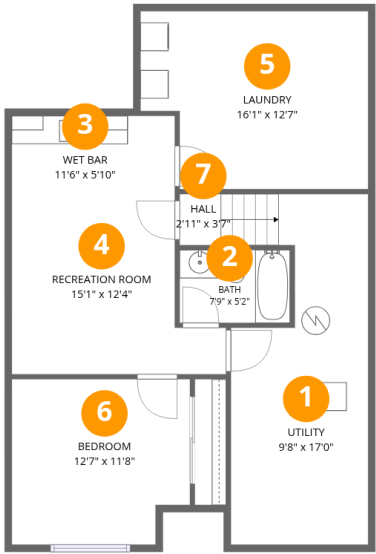
1
Half bath



1
Garage

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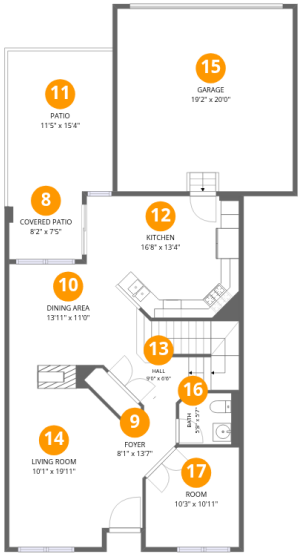
Room dimensions

Floor 1 Below grade Total:529sqft Excluded: 400sqft

#		Dimensions	sqft	Counted as living area
1	Utility	9'8" x 17'0"	178 sq. ft	No
2	Bath	7'9" x 5'2"	40 sq. ft	Yes
3	Wet Bar	11'6" x 5'10"	68 sq. ft	Yes
4	Recreation Room	15'1" x 12'4"	154 sq. ft	Yes
5	Laundry	16'1" x 12'7"	186 sq. ft	No
6	Bedroom	12'7" x 11'8"	140 sq. ft	Yes
7	Hall	2'11" x 3'7"	48 sq. ft	Yes

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Room dimensions

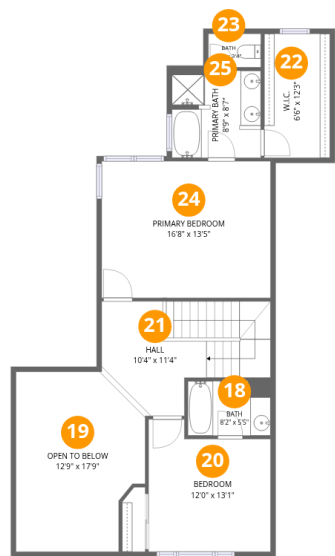
Floor 2

Total:956sqft Excluded: 651sqft

#		Dimensions	sqft	Counted as living area
8	Covered Patio	8'2" x 7'5"	59 sq. ft	No
9	Foyer	8'1" x 13'7"	71 sq. ft	Yes
10	Dining Area	13'11" x 11'0"	143 sq. ft	Yes
11	Patio	11'5" x 15'4"	176 sq. ft	No
12	Kitchen	16'8" x 13'4"	199 sq. ft	Yes
13	Hall	9'0" x 6'6"	104 sq. ft	Yes
14	Living Room	10'1" x 19'11"	194 sq. ft	Yes
15	Garage	19'2" x 20'0"	383 sq. ft	No
16	Bath	5'8" x 5'7"	36 sq. ft	Yes
17	Room	10'3" x 10'11"	105 sq. ft	Yes

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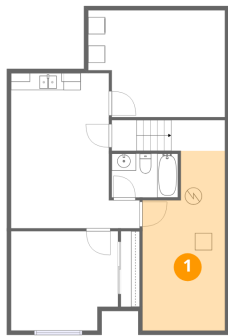
Room dimensions

Floor 3

Total:837sqft Excluded: 218sqft

#		Dimensions	sqft	Counted as living area
18	Bath	8'2" x 5'5"	44 sq. ft	Yes
19	Open To Below	12'9" x 17'9"	200 sq. ft	No
20	Bedroom	12'0" x 13'1"	141 sq. ft	Yes
21	Hall	10'4" x 11'4"	148 sq. ft	Yes
22	W.I.C.	6'6" x 12'3"	79 sq. ft	Yes
23	Bath	5'2" x 3'4"	17 sq. ft	Yes
24	Primary Bedroom	16'8" x 13'5"	225 sq. ft	Yes
25	Primary Bath	8'9" x 8'7"	74 sq. ft	Yes

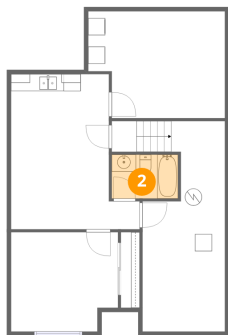
1 Floor 1 - Utility



Dimensions: 9'8" x 17'0"
Area: 178 sq. ft
Counted as living area: No

Heated: Yes
Finished: No
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

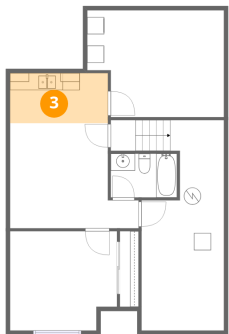
2 Floor 1 - Bath



Dimensions: 7'9" x 5'2"
Area: 40 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: Yes
Addition: No
Conversion: No

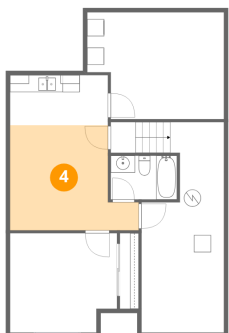
3 Floor 1 - Wet Bar



Dimensions: 11'6" x 5'10"
Area: 68 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

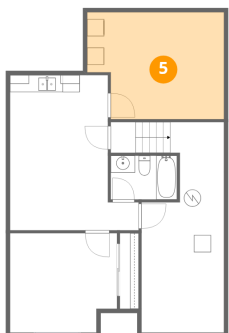
4 Floor 1 - Recreation Room



Dimensions: 15'1" x 12'4"
Area: 154 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

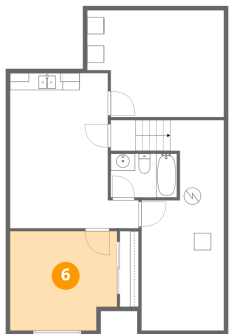
5 Floor 1 - Laundry



Dimensions: 16'1" x 12'7"
Area: 186 sq. ft
Counted as living area: No

Heated: Yes
Finished: No
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

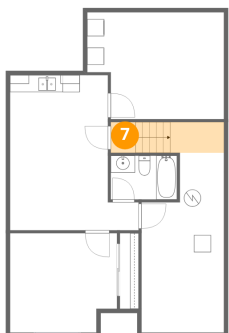
6 Floor 1 - Bedroom



Dimensions: 12'7" x 11'8"
Area: 140 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

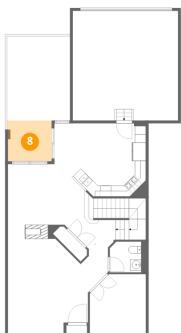
7 Floor 1 - Hall



Dimensions: 2'11" x 3'7"
Area: 48 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: No
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

8 Floor 2 - Covered Patio



Dimensions: 8'2" x 7'5"
Area: 59 sq. ft
Counted as living area: No

Heated: No
Finished: No
Enclosed: No
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

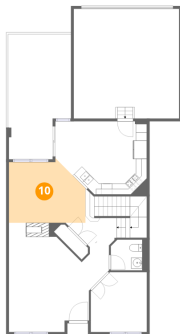
9 Floor 2 - Foyer



Dimensions: 8'1" x 13'7"
Area: 71 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

10 Floor 2 - Dining Area



Dimensions: 13'11" x 11'0"
Area: 143 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

11 Floor 2 - Patio



Dimensions: 11'5" x 15'4"
Area: 176 sq. ft
Counted as living area: No

Heated: No
Finished: No
Enclosed: No
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

12 Floor 2 - Kitchen



Dimensions: 16'8" x 13'4"
Area: 199 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

13 Floor 2 - Hall



Dimensions: 9'0" x 6'6"
Area: 104 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

14 Floor 2 - Living Room



Dimensions: 10'1" x 19'11"
Area: 194 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

15 Floor 2 - Garage



Dimensions: 19'2" x 20'0"
Area: 383 sq. ft
Counted as living area: No

Heated: No
Finished: No
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

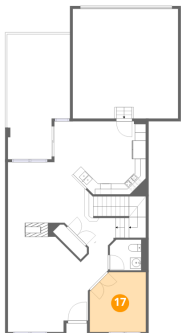
16 Floor 2 - Bath



Dimensions: 5'8" x 5'7"
Area: 36 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

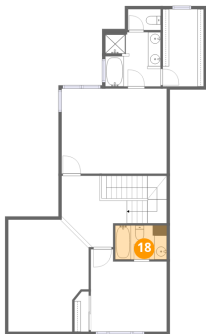
17 Floor 2 - Room



Dimensions: 10'3" x 10'11"
Area: 105 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

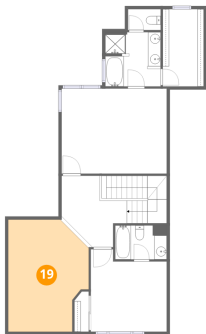
18 Floor 3 - Bath



Dimensions: 8'2" x 5'5"
Area: 44 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: Yes
Addition: No
Conversion: No

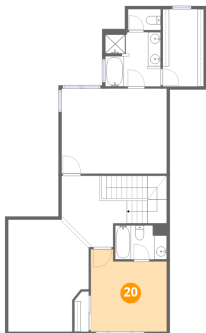
19 Floor 3 - Open To Below



Dimensions: 12'9" x 17'9"
Area: 200 sq. ft
Counted as living area: No

Heated: No
Finished: No
Enclosed: No
Contiguous: Yes
Permitted: No
Wet space: No
Addition: No
Conversion: No

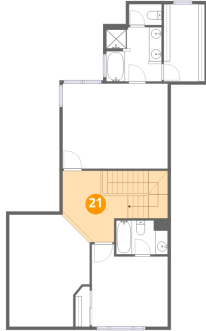
20 Floor 3 - Bedroom



Dimensions: 12'0" x 13'1"
Area: 141 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

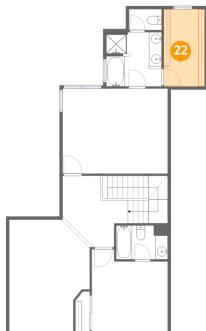
21 Floor 3 - Hall



Dimensions: 10'4" x 11'4"
Area: 148 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

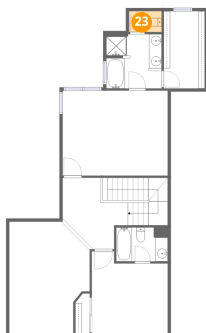
22 Floor 3 - W.I.C.



Dimensions: 6'6" x 12'3"
Area: 79 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

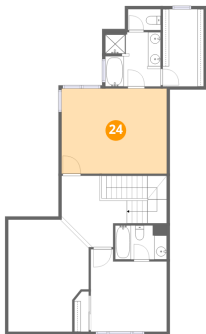
23 Floor 3 - Bath



Dimensions: 5'2" x 3'4"
Area: 17 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: Yes
Addition: No
Conversion: No

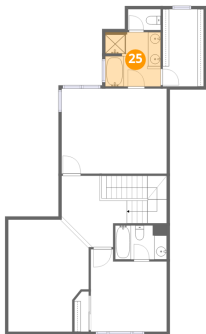
24 Floor 3 - Primary Bedroom



Dimensions: 16'8" x 13'5"
Area: 225 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

25 Floor 3 - Primary Bath



Dimensions: 8'9" x 8'7"
Area: 74 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: Yes
Addition: No
Conversion: No