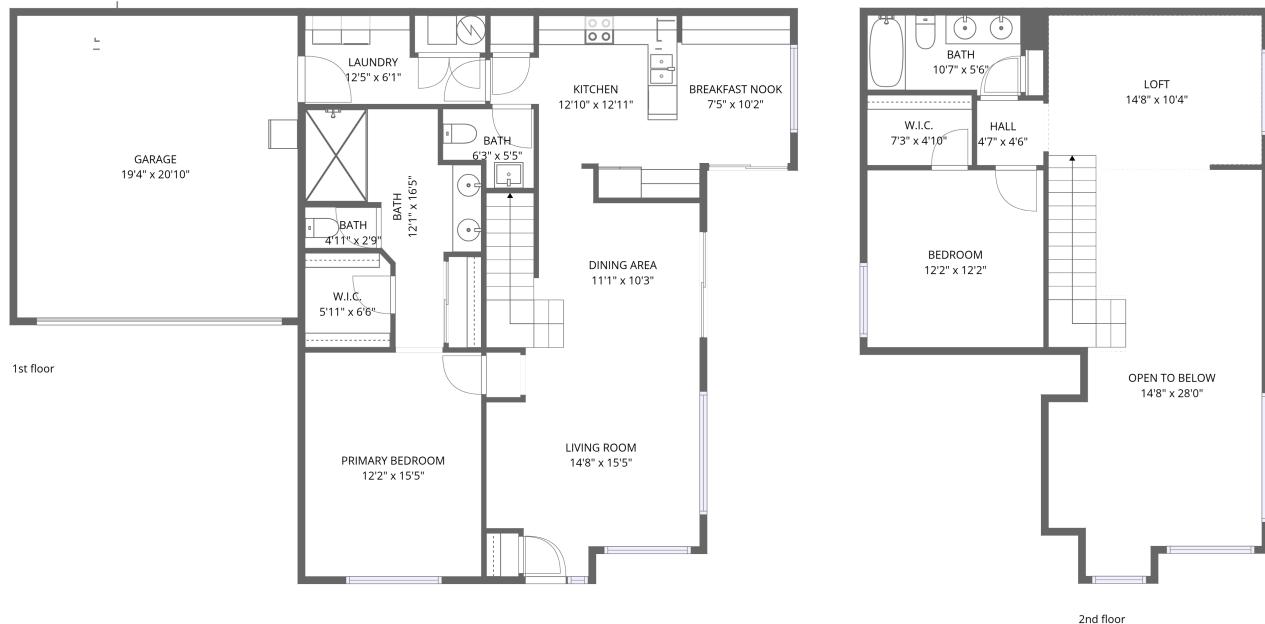


Home data report

13886 Legend Trail, Broadlands, Broomfield, Broomfield County, Colorado, United States, 80023, 104



Total Area: 1588 sq. ft

1st Floor: 1096 sq. ft, 2nd Floor: 492 sq. ft

Excluded: Garage 402 sq. ft, Open to below 325 sq. ft, Walls: 152 sq. ft

Property summary

 **2**
Floors

 **2**
Bedrooms

 **2**
Bathrooms

Home data report

13886 Legend Trail, Broadlands, Broomfield, Broomfield County, Colorado, United States, 80023, 104



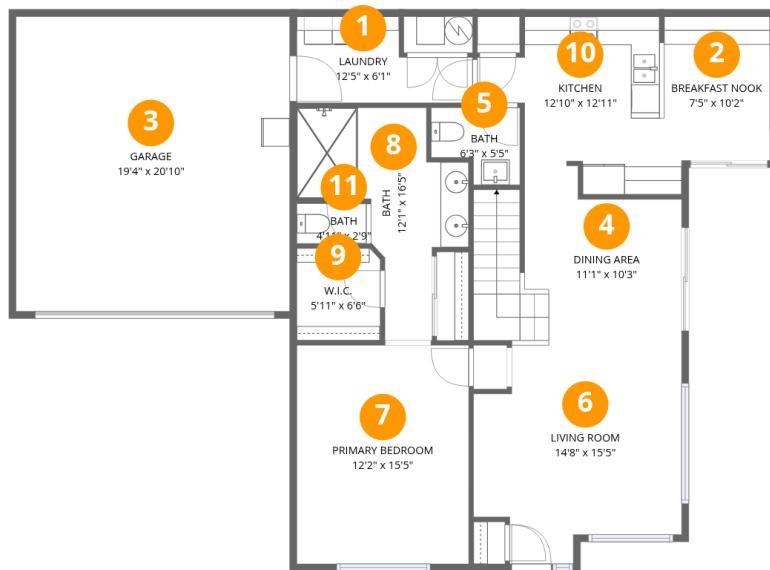
1
Half baths



1
Garages

Home data report

13886 Legend Trail, Broadlands, Broomfield, Broomfield County, Colorado, United States, 80023, 104



Room dimensions

Floor 1

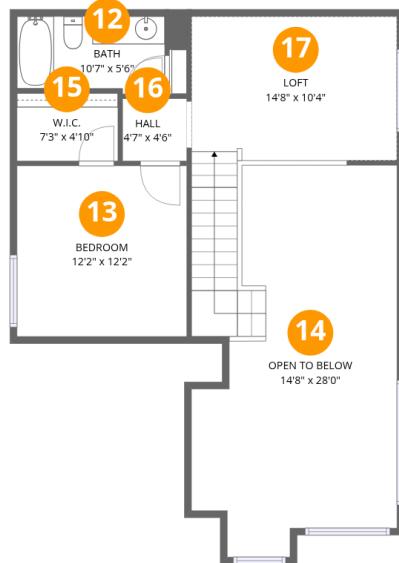
Total: 1096sqft Excluded: 402sqft

#		Dimensions	sqft	Counted as living area
1	Laundry	12'5" x 6'1"	76 sq. ft	Yes
2	Breakfast Nook	7'5" x 10'2"	76 sq. ft	Yes
3	Garage	19'4" x 20'10"	402 sq. ft	No
4	Dining Area	11'1" x 10'3"	114 sq. ft	Yes
5	Bath	6'3" x 5'5"	34 sq. ft	Yes
6	Living Room	14'8" x 15'5"	227 sq. ft	Yes
7	Primary Bedroom	12'2" x 15'5"	187 sq. ft	Yes
8	Bath	12'1" x 16'5"	199 sq. ft	Yes
9	W.I.C.	5'11" x 6'6"	38 sq. ft	Yes
10	Kitchen	12'10" x 12'11"	166 sq. ft	Yes
11	Bath	4'11" x 2'9"	14 sq. ft	Yes

Scan captured on Fri, 06 Feb 2026 22:18:32 GMT

Home data report

13886 Legend Trail, Broadlands, Broomfield, Broomfield County, Colorado, United States, 80023, 104



Room dimensions

Floor 2

Total: 492sqft Excluded: 325sqft

#		Dimensions	sqft	Counted as living area
12	Bath	10'7" x 5'6"	58 sq. ft	Yes
13	Bedroom	12'2" x 12'2"	148 sq. ft	Yes
14	Open To Below	14'8" x 28'0"	411 sq. ft	No
15	W.I.C.	7'3" x 4'10"	35 sq. ft	Yes
16	Hall	4'7" x 4'6"	20 sq. ft	Yes
17	Loft	14'8" x 10'4"	151 sq. ft	Yes

13886 Legend Trail, Broadlands, Broomfield, Broomfield County, Colorado, United States, 80023, 104

1 Floor 1 - Laundry



Dimensions: 12'5" x 6'1"
Area: 76 sq. ft
Counted as living area: Yes

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

2 Floor 1 - Breakfast Nook



Dimensions: 7'5" x 10'2"
Area: 76 sq. ft
Counted as living area: Yes

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

13886 Legend Trail, Broadlands, Broomfield, Broomfield County, Colorado, United States, 80023, 104

3 Floor 1 - Garage



Dimensions: 19'4" x 20'10"
Area: 402 sq. ft
Counted as living area: No

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

4 Floor 1 - Dining Area



Dimensions: 11'1" x 10'3"
Area: 114 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 - Bath

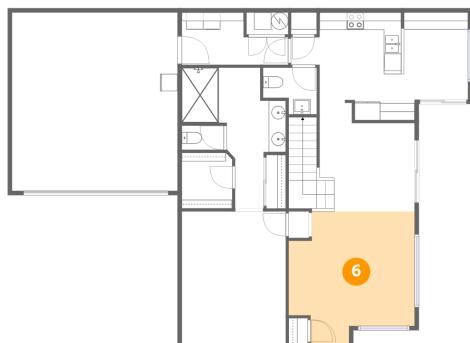


Dimensions: 6'3" x 5'5"
Area: 34 sq. ft
Counted as living area: Yes

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

13886 Legend Trail, Broadlands, Broomfield, Broomfield County, Colorado, United States, 80023, 104

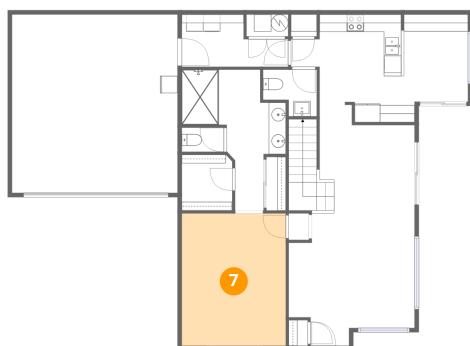
6 Floor 1 - Living Room



Dimensions: 14'8" x 15'5"
Area: 227 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 - Primary Bedroom



Dimensions: 12'2" x 15'5"
Area: 187 sq. ft
Counted as living area: Yes

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

8 Floor 1 - Bath



Dimensions: 12'1" x 16'5"
Area: 199 sq. ft
Counted as living area: Yes

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

13886 Legend Trail, Broadlands, Broomfield, Broomfield County, Colorado, United States, 80023, 104

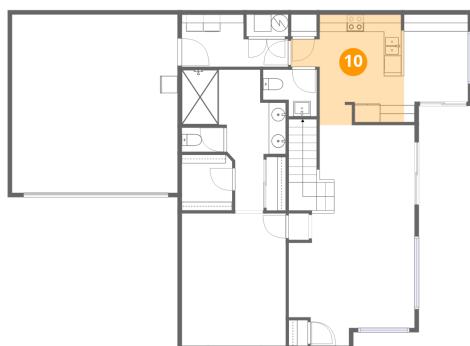
9 Floor 1 - W.I.C.



Dimensions: 5'11" x 6'6"
Area: 38 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 1 - Kitchen



Dimensions: 12'10" x 12'11"
Area: 166 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 1 - Bath

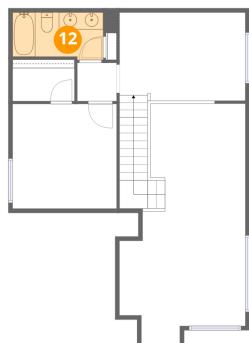


Dimensions: 4'11" x 2'9"
Area: 14 sq. ft
Counted as living area: Yes

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

13886 Legend Trail, Broadlands, Broomfield, Broomfield County, Colorado, United States, 80023, 104

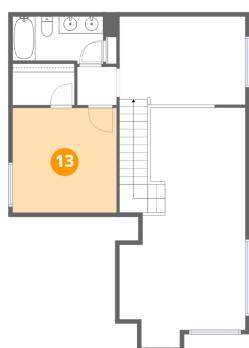
12 Floor 2 - Bath



Dimensions: 10'7" x 5'6"
Area: 58 sq. ft
Counted as living area: Yes

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

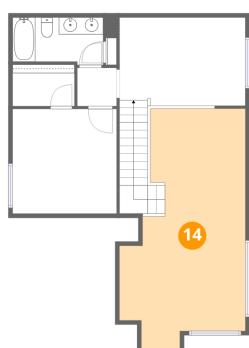
13 Floor 2 - Bedroom



Dimensions: 12'2" x 12'2"
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

14 Floor 2 - Open To Below

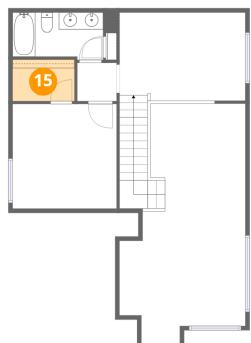


Dimensions: 14'8" x 28'0"
Area: 411 sq. ft
Counted as living area: No

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

13886 Legend Trail, Broadlands, Broomfield, Broomfield County, Colorado, United States, 80023, 104

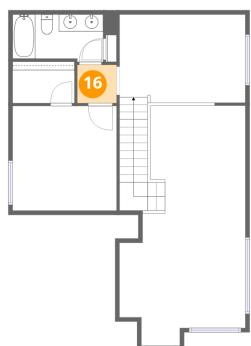
15 Floor 2 - W.I.C.



Dimensions: 7'3" x 4'10"
Area: 35 sq. ft
Counted as living area: Yes

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

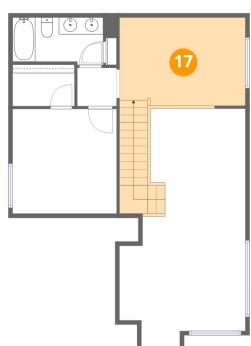
16 Floor 2 - Hall



Dimensions: 4'7" x 4'6"
Area: 20 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 - Loft



Dimensions: 14'8" x 10'4"
Area: 151 sq. ft
Counted as living area: Yes

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