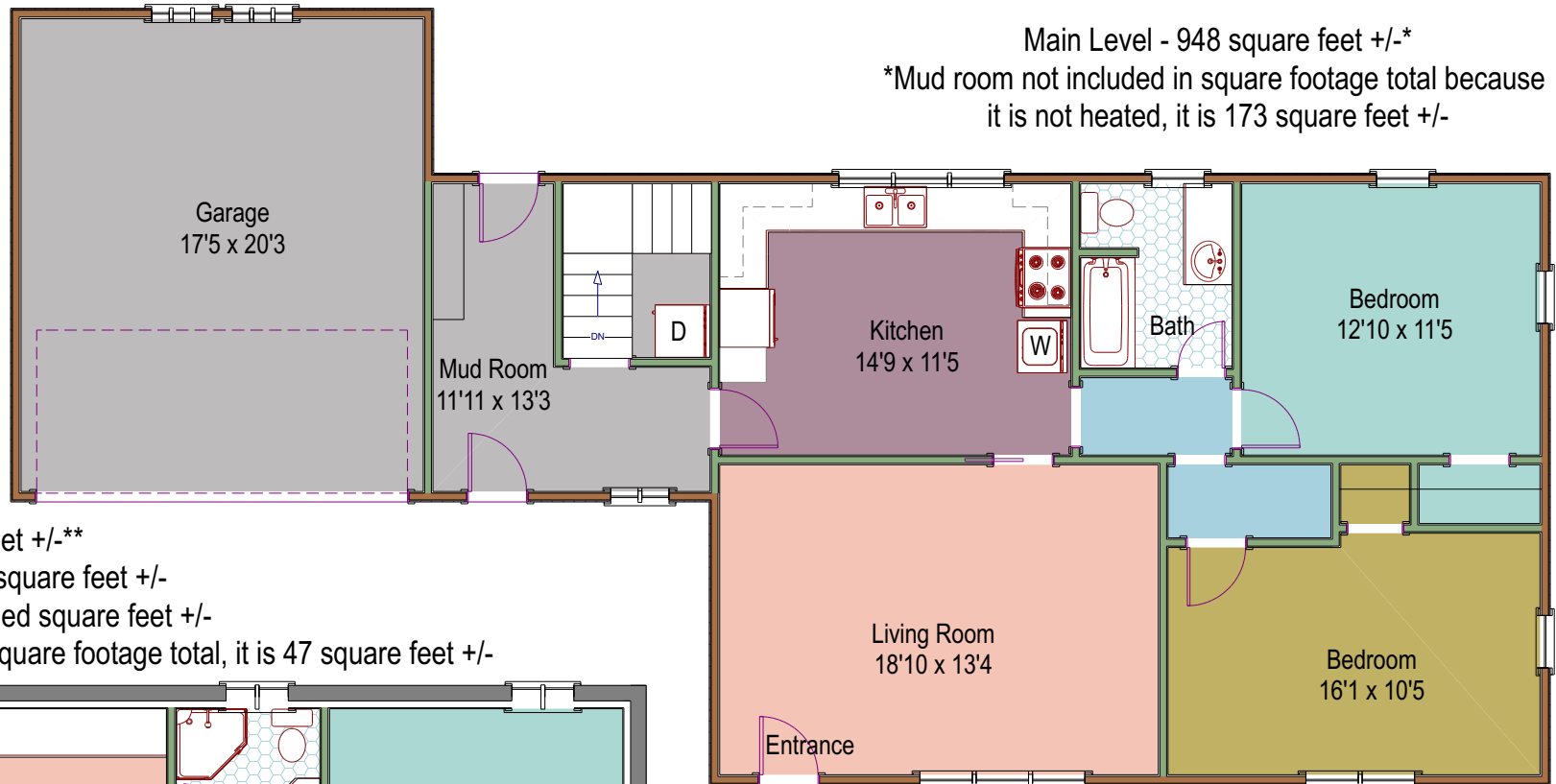


1165 Grape Street
Boulder, Colorado

Main Level - 948 square feet +/-*

*Mud room not included in square footage total because it is not heated, it is 173 square feet +/-

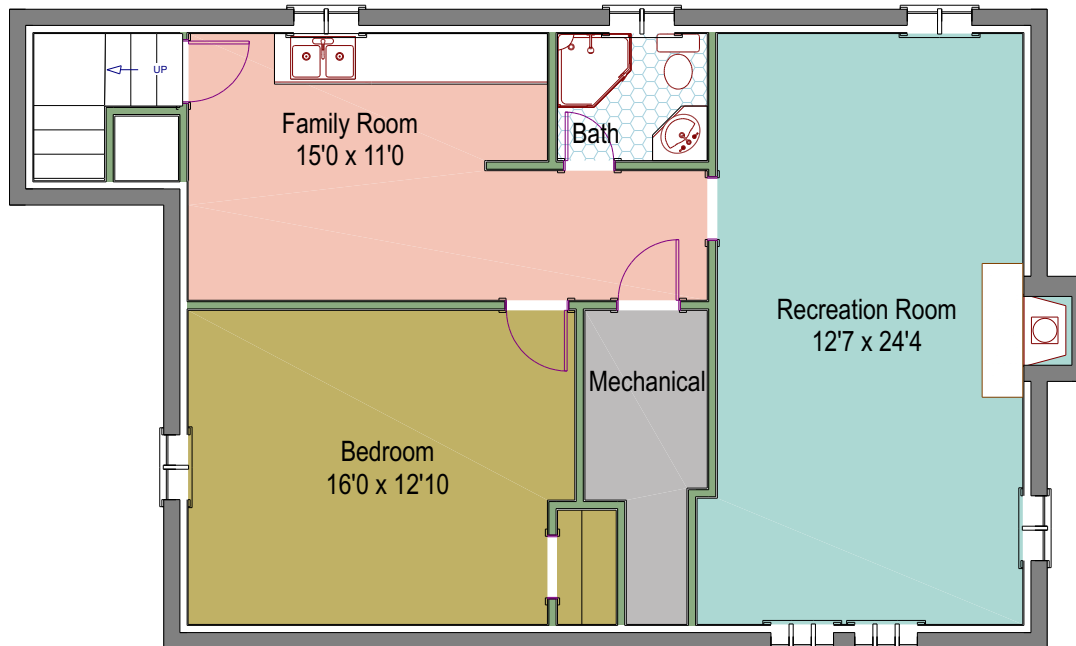


Lower Level - 955 square feet +/-**

899 finished square feet +/-

56 unfinished square feet +/-

** staircase not included in square footage total, it is 47 square feet +/-



N



Lynn Ryan
(303)489-0309 cell
lynn@lynnryanboulder.com
www.lynnryanboulder.com



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any omission or mis-statement. These plans are for visual representation purposes only and should be used as such by any prospective purchaser. Only those items contained in the contract of sale convey with the property. Floor plan is not an architectural as-built nor a survey of any kind. Square footage is determined using exterior wall dimensions and is not guaranteed. Floor plan is for the exclusive use of Lynn Ryan and may not be transferred or sold.

Floor Plans prepared by Overhead Views, (303)886-9578, esw@overheadviews.com