

## Full Property View

7998 Prosperity Court, Frederick, CO 80530

**\$775,000** - Closed



Listing ID:	<b>7982669</b>	MLS Status:	<b>Closed</b>
County:	<b>Weld</b>	Close Price:	<b>\$775,000</b>
Property Type:	<b>Residential</b>	List Price:	<b>\$775,000</b>
Property Subtype:	<b>Single Family Residence</b>	Original List Price:	<b>\$775,000</b>
Structure Type:	<b>House</b>	Basement:	<b>Yes</b>
Levels:	<b>One</b>	Year Built:	<b>2014</b>
Subdivision Name:	<b>Angel View Estates</b>	Spec. Listing Cond:	<b>None Known</b>
Listing Contract Date:	<b>12/28/2023</b>	Contingency:	<b>None Known</b>
Purchase Contract Date:	<b>01/09/2024</b>		
Close Date:	<b>03/01/2024</b>		
Days in MLS:	<b>12</b>		
Association: Y Multiple: N Cov/Rest: Y		Assoc Fee Tot Annl:	<b>\$600.00</b>
Tax Annual Amt:	<b>\$3,899</b>	Tax Year:	<b>2022</b>
Special Taxing/Metro District Y/N:	<b>No</b>		
Tax Legal Desc:	<b>FRE AV L6 BLK4 ANGEL VIEW ESTATES</b>		

Recent: **03/01/2024 : CLOSE : P->C**

### Interior Area & SqFt

Building Area Total (SqFt Total):	<b>3,720</b>	Living Area (SqFt Finished):	<b>3,358</b>	Area Source:	<b>Public Records</b>
Above Grade Finished Area:	<b>1,860</b>				
Below Grade Total Area:	<b>362</b>	Below Grade Finished Area:		Below Grade Unfinished Area:	<b>362</b>
PSF Total:	<b>\$208</b>	PSF Above Grade:	<b>\$417</b>	PSF Finished:	<b>\$231</b>
Basement:	<b>Finished, Full</b>	Bsmnt Ceiling Ht:			
Foundation:		Fireplace:	<b>1/Family Room, Gas</b>		
Heating:	<b>Natural Gas</b>				
Cooling:	<b>Central Air</b>	HVAC Description:	<b>Central A/C</b>		
Interior Features:	<b>Ceiling Fan(s), Five Piece Bath, Granite Counters, High Ceilings, In-Law Floor Plan, Jack &amp; Jill Bath, Kitchen Island, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar</b>				
Security Features:	<b>Carbon Monoxide Detector(s), Smoke Detector(s)</b>	Flooring:	<b>Carpet, Tile, Wood</b>		
Window Features:	<b>Double Pane Windows, Window Coverings, Window Treatments</b>	Spa Features:			
Appliances:	<b>Bar Fridge, Dishwasher, Disposal, Double Oven, Gas Water Heater, Microwave, Oven, Refrigerator</b>				
Other Equipment:		Laundry:	<b>In Unit</b>		
Furnished:	<b>Unfurnished</b>				
Exclusions:	<b>Seller's Personal Property</b>				

### Bed & Bath Summary

Bedrooms Total:	<b>5</b>	Bathrooms Total:	<b>3</b>	<u>Bathrooms</u>	
Upper Level Bedrooms:	<b>0</b>	Upper Level Bathrooms:	<b>0</b>	Full:	<b>2</b>
Main Level Bedrooms:	<b>3</b>	Main Level Bathrooms:	<b>2</b>	Three Quarter:	<b>1</b>
Lower Level Bedrooms:	<b>0</b>	Lower Level Bathrooms:	<b>0</b>	Half:	<b>0</b>
Basement Level Bedrooms:	<b>2</b>	Basement Level Bathrooms:	<b>1</b>	One Quarter:	<b>0</b>

### Detailed Room Info

Room Type	Rm Level	Dimensions	Description
<b>Kitchen</b>	<b>Main</b>		
<b>Dining Room</b>	<b>Main</b>		
<b>Family Room</b>	<b>Main</b>		
<b>Kitchen</b>	<b>Main</b>		
<b>Laundry</b>	<b>Main</b>		
<b>Primary Bedroom</b>	<b>Main</b>		
<b>Primary Bathroom (Full)</b>	<b>Main</b>		
<b>Bedroom</b>	<b>Main</b>		
<b>Bedroom</b>	<b>Main</b>		
<b>Bathroom (Full)</b>	<b>Main</b>		
<b>Media Room</b>	<b>Basement</b>		
<b>Bedroom</b>	<b>Basement</b>		
<b>Bedroom</b>	<b>Basement</b>		
<b>Bathroom (3/4)</b>	<b>Basement</b>		
<b>Utility Room</b>	<b>Basement</b>		
<b>Bonus Room</b>	<b>Basement</b>		<b>Wet Bar</b>

### Parking

Parking Total:	<b>3</b>	Garage Spaces:	<b>3</b>	Offstreet Spaces:	<b>0</b>
<u>Parking Type</u>	<u># of Spaces</u>	<u>Parking Length</u>	<u>Parking Width</u>	<u>Parking Description</u>	
<b>Garage (Attached)</b>	<b>3</b>				
Parking Features:	<b>Concrete</b>				

### Association Information

Association 1

Association 2

Association 3

Association Name:	<b>Flagship Properties</b>		
Association Type:	<b>Professionally Managed</b>		
Association Phone:	<b>720-425-5475</b>		
Association Website:			
Assoc Fee/Frequency:	<b>\$150.00 Quarterly</b>		
Assoc Fee Annual:	<b>\$600.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
Assoc Fee Tot Annl:	<b>\$600.00</b>		
Assoc Fee Incl:	<b>Capital Reserves, Maintenance Grounds</b>		
Assoc Amenities:	<b>Park</b>		
Restriction Covenants:	<b>Mobile/Manufactured Homes Not Allowed, No Street Parking</b>	Pets Allowed: <b>Yes</b>	Senior Community: <b>No</b>
Restriction Other:	Special Assessment:	Rentals Allowed:	<b>Long Term, Short Term Lease</b>

### Site & Location Information

Lot Size:	<b>0.38 Acres / 16,553 SqFt</b>	Fencing:	<b>Full</b>
Current Use:			
Lot Features:	<b>Cul-De-Sac, Landscaped, Sprinklers In Front, Sprinklers In Rear</b>		
Horse:	<b>No</b>	Ski Features:	
		Elementary School:	<b>Thunder Valley / St. Vrain Valley RE-1J</b>
Bldg/Complex Name:		Middle/Junior Sch:	<b>Coal Ridge / St. Vrain Valley RE-1J</b>
		High School:	<b>Frederick / St. Vrain Valley RE-1J</b>
Parcel Number:	<b>R0775401</b>	School of Choice:	<b>Yes</b>
Is Incorporated:	<b>Yes</b>	Zoning:	
Walk Score:	<b>5</b>		<a href="#">View Walk, Bike, &amp; Transit Scores</a>

### Building Information

Architectural Style:	<b>Traditional</b>	View:	<b>Mountain(s)</b>
Direction Faces:			
Construction Materials:	<b>Stucco, Wood Siding</b>		
Roof:	<b>Composition</b>	Exterior Features:	<b>Lighting, Rain Gutters</b>
Patio/Porch Feat:	<b>Patio</b>	Pool Features:	

### Water & Utilities

Water Included:	<b>Yes</b>	Water Source:	<b>Public</b>	Sewer:	<b>Public Sewer</b>
Utilities:	<b>Electricity Connected, Internet Access (Wired), Natural Gas Connected, Phone Available</b>	Electric:			<b>110V, 220 Volts</b>

### Public Remarks

Discover the allure of Angel View Estates, an exclusive enclave within Frederick, Colorado. This sought-after neighborhood boasts just 62 distinctive custom & semi custom homes. At the culmination of a serene cul-de-sac lies a sprawling 3720 sq ft. ranch home. Boasting 5 bedrooms, including 2 master suites and 3 bathrooms, this residence welcomes you with an expansive open floor plan and an abundance of natural light filtering through numerous windows and gracing the elegant hardwood floors. The main-floor master suite is a sanctuary offering breathtaking vistas of the majestic Rocky Mountains, accompanied by a luxurious five-piece master bathroom and a spacious walk-in closet. With high ceilings enhancing the sense of space, the kitchen showcases granite countertops, stainless steel appliances including a Bosch ultra quiet dishwasher, a central island adorned with cabinets, a stylish kitchen faucet, and ample bar-style seating. Seamlessly connected, the floor plan leads to an inviting dining room and living area warmed by a charming fireplace. Completing the main floor are two additional bedrooms, each boasting ample closet space and sharing a well-appointed bathroom. The convenience of main-floor laundry situated adjacent to the master suite enhances practicality and ease of living. Descend into the finished basement, where an additional living space awaits, complete with a sleek wet bar featuring granite countertops. A generously sized master bedroom with a walk-in closet, ceiling fan, and a lavish full master bath beckons, accompanied by an extra bedroom down the hall which impresses with its spaciousness and a large walk-in closet. A large unfinished room has storage shelves to keep your life organized. Outside, a 3-car garage offers ample space and convenient yard access, while the landscaped and fenced 1/3 acre yard provides a picturesque backdrop of the Front Range mountains. Reach out to the agent directly to schedule your showing. 720-434-7375

### Directions

Use your favorite navigation app.

### Confidential Information

Private Remarks: **Master bedroom and stairs have been re-carpeted with a high quality pad. Fantastic garden beds located in the front of the home at the cul de sac. Agent lives in the neighborhood and can answer all questions. Agent and buyer to verify all information as it is deemed reliable but subject to error. 2 CATS IN THE HOME. BE SURE TO CLOSE ALL DOORS BEHIND YOU! Listing agent is a CTME user. Please call before making an offer as details are important to a great offer.**

CO-OP Compensation:	<b>2.8%</b>	Dual Variable:	<b>No</b>	Submitted Prosp:	<b>No</b>
The MLS does not fix, suggest, control, or set commissions. The offer of commission is between Participants and is always negotiable.					
Contact listing broker for details.					
Contract Earnest Check To:	<b>Jeni Furrey</b>			Possession:	<b>Closing/DOD</b>
Contract Min Earnest:	<b>\$7,500</b>	Listing Terms:	<b>Cash, Conventional, FHA, Jumbo, USDA Loan, VA Loan</b>	Ownership:	<b>Individual</b>
Title Company:	<b>First American Title</b>	Docs Available:		Home Warranty:	<b>No</b>
Investor Blackout End Date:					
Expiration Date:	<b>04/29/2024</b>				

Occupant Type: **Owner**

### List Agent

List Agent: [Stacia Shane](#)  
List Agent ID: **55051016**  
List Office: [RE/MAX MOMENTUM](#)



Phone: **720-434-7375**  
Office: **303-654-0197**  
Email: [realstacia@outlook.com](mailto:realstacia@outlook.com)

List Office ID: **REM29**

### Buyer Agent

Buyer Agent: [Daniel Preshaw](#)  
Buyer Office: [His House](#)



Phone: **970-397-8461**  
Email: [daniel@hishousepm.com](mailto:daniel@hishousepm.com)

Buyer Agent ID: **55044897**  
Buyer Office ID: **H0804**

### Close Information

Concessions: **Cash, \$16,200**  
Commission Modified: **NA**

Buyer Financing: **Conventional**  
Closing Comments:



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## Characteristics

Lot Acres:	<b>0.386</b>	Lot Sq Ft:	<b>16,802</b>
Land Use - County:	<b>Residential</b>	Land Use - CoreLogic:	<b>Sfr</b>
Building Type:	<b>Single Family</b>	Style:	<b>RANCH</b>
Year Built:	<b>2014</b>	Bldg Sq Ft - Above Ground:	<b>1,860</b>
Bldg Sq Ft - Basement:	<b>1,860</b>	Bldg Sq Ft - Finished Basement:	<b>1,498</b>
Bldg Sq Ft - Unfinished Basement:	<b>362</b>	Bldg Sq Ft - Finished: Basement Type:	<b>3,358</b>
# Buildings:	<b>1</b>	Bedrooms:	<b>5</b>
Baths - Total:	<b>3</b>	Baths - Full:	<b>3.000</b>
Stories:	<b>1.0</b>	Cooling Type:	<b>Central</b>
Garage Type:	<b>Attached Garage</b>	Garage Capacity:	<b>0</b>
Garage Sq Ft:	<b>640</b>	Roof Material:	<b>Composition Shingle</b>
Exterior:	<b>Frame/Stucco</b>		

## Building Features

Feature Type	Unit	Size/Qty	Width	Depth	Year Blt
<b>Ranch 1 Story</b>	<b>S</b>	<b>1,860</b>			<b>2014</b>

## Owner Information

Owner Name:	<b>Blakslee William E</b>	Owner Name 2:	<b>Blakslee Lisa C</b>
Mailing Address:	<b>7998 Prosperity Ct</b>	Mailing City & State:	<b>Frederick Co</b>
Mailing Zip:	<b>80530</b>	Mailing ZIP 4:	<b>4811</b>
Mailing Carrier Route:	<b>R001</b>	Owner Occupied:	<b>Yes</b>

## Location Information

Property Zip:	<b>80530</b>	Property Zip4:	<b>4811</b>
Property Carrier Route:	<b>R001</b>	School District:	<b>St Vrain Valley Re 1J</b>
Elementary School:	<b>THUNDER VALALEY K-8</b>	Middle School:	<b>COAL RIDGE</b>
High School:	<b>FREDERICK JR/SR</b>	Subdivision:	<b>Angel View Estates Sub</b>
Census Tract:	<b>002015</b>	Township Range and Section:	<b>026732</b>
Block:	<b>4</b>	Lot:	<b>6</b>

## Tax Information

PIN:	<b>R0775401</b>	Alternate PIN:	<b>131132004006</b>
Schedule Number:	<b>R0775401</b>	% Improved:	<b>76</b>
Tax District:	<b>1459</b>		
Legal Description:	<b>FRE AV L6 BLK4 ANGEL VIEW ESTATES</b>		

## Assessment & Taxes

Assessment Year	2022	2021	2020
Market Value - Land	<b>\$130,000</b>	<b>\$130,000</b>	<b>\$110,500</b>
Market Value - Improved	<b>\$407,472</b>	<b>\$407,472</b>	<b>\$403,061</b>

Market Value - Total	<b>\$537,472</b>	<b>\$537,472</b>	<b>\$513,561</b>
Assessed Value - Land	<b>\$9,040</b>	<b>\$9,300</b>	<b>\$7,900</b>
Assessed Value - Improved	<b>\$28,320</b>	<b>\$29,130</b>	<b>\$28,820</b>
Assessed Value - Total	<b>\$37,360</b>	<b>\$38,430</b>	<b>\$36,720</b>
YOY Assessed Change (\$)	<b>-\$1,070</b>	<b>\$1,710</b>	
YOY Assessed Change (%)	<b>-3%</b>	<b>5%</b>	
Tax Year	<b>2022</b>	<b>2021</b>	<b>2020</b>
Total Tax	<b>\$3,898.64</b>	<b>\$3,935.90</b>	<b>\$3,730.80</b>
Change (\$)	<b>-\$37</b>	<b>\$205</b>	
Change (%)	<b>-1%</b>	<b>5%</b>	

### Last Market Sale

Sale Date:	<b>05/16/2018</b>	Sale Price:	<b>\$550,000</b>
Price per SqFt - Finished:	<b>\$163.79</b>	Deed Type:	<b>Special Warranty Deed</b>
Owner Name:	<b>Blakslee William E</b>	Owner Name 2:	<b>Blakslee Lisa C</b>
Seller Name:	<b>Pizzi Stephen V &amp; Erin K</b>		

### Listing History from MLS

ListingID: [7982669](#) Sts: **Closed**  
Parcel #: [R0775401](#)

**7998 Prosperity Court, Frederick, CO 80530**  
Residential, Single Family Residence

LA: [Stacia Shane](#)  
LO: [Re/Max Momentum](#)



Effective Date	Change Type	Prev -> New	Change Timestamp	Days in MLS
03/01/2024	Closed	(\$775,000)	<b>03/01/24 - 10:25 AM</b>	12
01/09/2024	Pending	ACT->PND	<b>01/10/24 - 08:17 AM</b>	13
01/05/2024	Back On Market	WTH->ACT	<b>01/05/24 - 11:57 AM</b>	0
12/28/2023	Withdrawn	CSN->WTH	<b>12/28/23 - 12:19 PM</b>	0
12/23/2023	Price Decrease	\$800,000->\$775,000	<b>12/23/23 - 02:53 PM</b>	0
12/23/2023	Coming Soon	INC->CSN	<b>12/23/23 - 02:50 PM</b>	0

ListingID: [8176816](#) Sts: **Closed**  
Parcel #: [R0775401](#)

**7998 Prosperity Court, Frederick, CO 80530**  
Residential, Single Family Residence

LA: [Marie Callaway](#)  
LO: [Callaway Group Real Estate, LLC](#)



Effective Date	Change Type	Prev -> New	Change Timestamp	Days in MLS
05/16/2018	Closed	(\$550,000)	<b>05/17/18 - 10:27 AM</b>	3
04/08/2018	Pending	ACT->PND	<b>04/08/18 - 10:09 PM</b>	3
04/05/2018	New Listing	ACT-> \$542,000	<b>04/05/18 - 10:28 AM</b>	

### Sale History from Public Records

Sale Date	Sale Price	Nom	Buyer Name(s)	Seller Name(s)	Doc. #	Document Type	Title Company	Multi/Split Sale
05/16/18	\$550,000		Blakslee William E & Lisa C	Pizzi Stephen V & Erin K	4401771	Special Warranty Deed	Stewart Title	
04/29/14	\$385,250		Pizzi Stephen V & Erin K	Saint Aubyn Homes Llc	4016072	Special Warranty Deed	First American Heritage Title	
05/28/13	\$490,000		Lorson South Land Corp	Blackfox Frederick Llc	3969427	Special Warranty Deed	Heritage Title Co.	MULTI
05/28/13	\$600,000		Saint Aubyn Homes Llc	Lorson South Land Corp	3936512	Special Warranty Deed	Heritage Title Co.	MULTI
05/28/13	\$490,100		Lorson South Land Corp	Blackfox Frederick Llc	3936467	Special Warranty Deed	Heritage Title Co.	MULTI

### Mortgage History

Date	Amount	Mortgage Lender	Mortgage Type	Mrtg Type Code	Term	Int Rate	Int Rate Type	Borrower Name(s):	Title Company
09/23/20	\$322,000	Fairway Independent Mtg Corp	CONVENTIONAL	YEARS	30			Blakslee William E & Blakslee Lisa C	Wfg
05/24/18	\$330,000	Fairway Independent Mtg Corp	CONVENTIONAL	YEARS	30			Blakslee William E & Lisa C	Blakslee Lisa C
10/03/16	\$361,000	Us Bk National Assn	CONVENTIONAL	YEARS	30			Pizzi Erin K	First American Title Insurance
04/09/15	\$365,600	Us Bk National Assn	CONVENTIONAL	YEARS	30			Pizzi Stephen V	First American Title Insurance
05/14/14	\$365,987	Us Bk National Assn	CONVENTIONAL	YEARS	30			Pizzi Stephen V & Pizzi Erin K	



09/23/13	\$626,265 Private Individual	YEARS	1	12	Saint Aubyn Homes Llc
06/10/13	\$239,001 Private Individual	YEARS	1	12	Saint Aubyn Homes Llc

